

**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 25, 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 (by phone)

Also present was:

Mike Pawelczyk	District Attorney
Paul Winkeljohn	District Manager
Dennis Baldis	Governmental Management Services
Maria Mijares	Waterstone II Clubhouse Manager
Jon Kessler	FMS Bonds
Julie Safdie	Pan American Landscaping
Elliot Safdie	Pan American Landscaping

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

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

Mr. Cooper: Moving on to item No. 2, Update on Refinancing and Potential Refunding of the Bonds. We have Mr. Kessler here and he's going to be handling that one.

Mr. Kessler: Jon Kessler from FMS Bonds and you should have a handout here. When I was here last time the main focus was refinancing the 2004 Bonds which are on phase II and if you recall we refinanced the 2002 Bonds and we were looking to

refinance the 2004 Bonds and I had run some analysis and the next step was to go to the rating agency and get an indicative rating and come back to you. So I started that process and was working with Paul and looking at the documents, we looked at the 08 Bonds and there was actually a key provision to the 08 Bonds and basically what the 08 Bonds said was that in order to, it says that if the 2002 Bonds and the 2004 Bonds are essentially refinanced or paid off, then you have to pay off the 08 Bonds. So the problem with that is that with the 08 Bonds there is no debt service reserve fund and in order to issue rated bonds you would need a reserve fund and then the second problem is there was a pre-payment penalty to pay off the 08 Bonds, pretty extreme. So what Paul and I did was we essentially reached out to Regions Bank, who is the lender on the 08 Bonds and instead of going to them and asking for permission, what we did is we went to Regions Bank and said we're going to refinance these bonds, we're going to pay you off, this is a great credit, do you want to stay in and refinance the bonds, we can basically pay you off because we can get money at 4% but we're willing to work with you if you want to just stay in and lower the rate. So we spent quite a bit of time with them talking through it, spending time on the credit and I do not have it in my hand but I've been told every day for the last week I'm going to have it, but I should have a commitment letter from Regions Bank, and what Regions Bank is willing to do is, on the 2008 Bonds, essentially just lower the coupon from 5.07% to 3.95%, and that's actually 3.90% to 3.95%, I think one is 3.90% and one is 3.95%, and I don't have the term sheet but that's just a straight reduction of the coupon, there won't really be any cost with doing that, which is great because it's a small bond issue and then on the 04 Bonds what they're willing to do is also participate in the 04 Bonds, but what they'll do is they will only go out to 2028 and your bonds go out to 2034. So what we would do is we would do a hybrid, we would refinance those bonds with a bank loan from Regions and it would have a loan out to 2028 and it would be roughly 3.90% to 3.95%, and this shows 3.95% and then we would have another bond that matures in 2034, so there would be another bond that would be issued the interest for basically out to 2028 and then in 2029 it would start to amortize. So the punch line to the analysis is that I think we're pretty

much in the same place as we were last time. The coupon on the bonds is a little bit higher by doing it this way on the 04 bonds however, we can make that up.

Mr. Cooper: Could you elaborate a little bit more on that one, what you mean by the coupons?

Mr. Kessler: Yes, so right now in the 04 Bonds I believe with the 3.95% and the 5%, as you can see there would be two bonds, one being 3.95%, it would mature in 2028, and there would be another bond that's 5% that would mature in 2034 and that's under the summary under new bank bonds, the blended rate on that, and I don't know exactly, it's probably around 4.40% or something like that, however, if we went and did bonds it probably will be in the low 4%, the blended rate would be lower if we did bonds, however, with the bank loan and bond combination we're not going to get bonds rated, so if we did rated bonds, the rating agency would require us to have a reserve fund equal to about \$360,000 but with the bank loan and the bond option because we're going to do this 5% bond non-rated, we probably only need \$25,000 in the reserve so it frees up a substantial amount of money to pay down bonds basically is what it does, so the net effect is the savings is basically the same, so the coupon is a little bit higher, but the reserve requirement is dramatically lower, and what I do is on page 2 I show you, and I know the font is a little bit small, but I show you year by year of what the debt service would be, your debt service would still be level, so everyone would be paying the same amount every year, it's just the structural mechanics with the bonds, there's two bonds outstanding simultaneously, but as you can see on the annual savings it's around \$130,000 a year and that's about 14% annual savings every year and that's just on the 04s and then you would get this kicker of lowering the rate on the 08s which would be about 7% reduction for the 08s, so I think it's a phenomenal result because really if the bank didn't participate in this, the savings would not have been here because of the dilemma with the 08 Bonds.

Mr. Aponte: The money that's free by not having to carry such high reserves, could that be used for something other than to pay back the actual bonds?

Mr. Kessler: Well we really need it in the refinancing to bring down the par amount, and bring down the financing so that we're not increasing the amount of bonds outstanding and getting to the same level of savings. It's possible that you could, from a legal standpoint I'm not sure if, I guess maybe we could take some of that money and use it for another purpose. We could look at doing that but you're not going to have the same annual savings.

Mr. Pawelczyk: I think more to his question is, and correct me if I'm wrong, it's not necessarily to use the debt service reserve but the savings that you have, you can use that savings to either reduce assessments or for a capital project of some sort.

Mr. Kessler: That's absolutely correct, if the District achieves \$130,000 of annual savings you don't have to pass that on, you could put more in the O&M just like we discussed.

Mr. Pawelczyk: That's your question right?

Mr. Aponte: Well that was going to be my second question.

Mr. Winkeljohn: Is there a middle point, can they identify, and what's come to light is a about a \$50,000 project.

Mr. Kessler: Yes, I think we're going to have room, the whole key is that we don't want the par on the old bonds.

Mr. Winkeljohn: Right, you don't want to pull too much for that type of a solution, there's other ways the District can address that, but that's the least painful way.

Mr. Kessler: I think absolutely there's room for \$50,000.

Mr. Lopez: Jon so to get this right we're going to have 21% savings combined right, is that what you're saying?

Mr. Kessler: No.

Mr. Lopez: What I see here is you have 2004 Bond right?

Mr. Kessler: Right, if you look on the next page, it shows basically, I'm showing just the phase II savings really because phase I would save, they'd save 7% on the 08 Bonds.

Mr. Lopez: So right here where we're looking at, this is not what we're talking about, what we discussed right now, you're only discussing the bond, the 2008 Bond right?

Mr. Kessler: No, both the 04 and the 08 both.

Mr. Winkeljohn: Actually he's right, in principal Mike you could reduce all the assessments for the whole community, one half the community 7%, the other half would pay \$130 plus another \$720, so there would be a little bit more savings, but they do combine.

Mr. Lopez: Right, combined, and I know they're separate, but if you were to combine them it would be approximately 21% savings over all per year.

Mr. Kessler: Well no that's not right, but I do show that exactly on page 2, I show the savings from the 04 Bonds annually.

Mr. Cooper: \$13,755.

Mr. Kessler: Right, 04 is \$130,000, the 08 is \$13,000 and then I show just the phase II portion because you can figure out the phase I portion, so essentially on phase II you'd be saving \$145,000 per year and it actually brings down the percentage savings a little bit over all because you're only getting 7% on the 08 portion, but it's significant. I think this result is given the situation I thought we were in 6 or 8 weeks ago when I first started going on this method, I think it's a phenomenal result for the District.

Mr. Cooper: So it pretty held fast because you were saying it was about 14% for the 04, so it's been pretty much steady at that rate then.

Mr. Kessler: Right. So remember last time the debate, and what I was explaining was, because remember these bonds are not callable until 2014 so there's defeasance costs in here, there's costs of having two bonds outstanding. Now before I was saying let's get everything ready and maybe we take the savings or not take the savings, and it seemed like the board was given other priorities and wanted to go ahead and get it down now. I think now, the things we have with banks are very finicky, so we have a bank that's willing to do it now.

Mr. Cooper: You can't guarantee that later on.

Mr. Kessler: Absolutely, I'd feel much more comfortable saying that I feel more comfortable their rates will be where they are a year from now than I do that this bank will actually do this a year from now because they change like the wind when it comes to these CDDs because over the years we get banks excited, Sun Trust will come in and they'll do 10 refinancings and then all of a sudden they just stop, they won't do them, and we've had situations just very recently with banks that are in the business and then they're out of the business.

Mr. Pawelczyk: Another thing to point out is, with the Sun Trust example, it's not because the CDDs are defaulting, they just stop loaning the money.

Mr. Winkeljohn: They just shift their market focus. Any other questions for Jon?

Mr. Cooper: No other questions.

Mr. Winkeljohn: And Jon, you anticipate a delegation resolution, what date would work for this?

Mr. Kessler: Well I just called the bank a little while ago and he's says he's going to have what he's characterizing as a commitment letter to me within the next couple of days, so what I would like to do, I think what would make sense is probably come back with what we call a delegation resolution in I'd say 2 weeks, continue this meeting, give us 2 weeks and we'd come back with a resolution.

Mr. Pawelczyk: We should adjourn this meeting, unless it's within 10 days.

Mr. Kessler: No, ok that's fine, so we'd advertise a new meeting and then come back with a delegation resolution.

Mr. Winkeljohn: Miguel and Mike can you guys take a look at your calendars, in about 2 weeks, would you be available for a May, Thursday meeting.

Mr. Aponte: In 2 weeks?

Mr. Winkeljohn: Yes, because what's going to happen is these deals all come with the clock ticking and we need to authorize what's called the delegation resolution which puts the parameters, the ceiling and the floor, on what the chairman can execute and then all the finance team throws their documents into it, it gets ready for a closing, the chairman can authorize the closing, signs the documents and then it happens. You

can't time an advertised meeting for that so that's how we do it, you pre-authorize a rate basically, this kind of sheet will be tightened up and all the parameters but it's pretty much a 10 minutes process but you have to do it in a meeting, you couldn't do it today without the term sheet in your hand, it wouldn't be appropriate.

Mr. Cooper: Right. Sonya are you still there?

Ms. Castro: Yes, I am, unfortunately the one that I can hear very clearly is just you Curtis. But let me see if I got it right, the rate is not what we anticipated, we're going to end up spending a little more, it's going to cost us a little bit more to refinance it, right?

Mr. Winkeljohn: No, and this is Paul, the rates because of a bank financing are right where we initially anticipated, so the dollars we're saving are almost identical to what we anticipated.

Ms. Castro: Ok, that makes sense, so you were asking about a May meeting in 2 weeks?

Mr. Winkeljohn: Yes, to match up with the timing for the bond.

Ms. Castro: So what date were you looking at?

Mr. Winkeljohn: May 9th at 4:00 o'clock.

Ms. Castro: Ok, that's fine, I'll be there.

Mr. Winkeljohn: Alright, so we'll set a meeting date for May 9th.

Mr. Cooper: So May 9th works for both of you?

Mr. Aponte: May 9th is fine.

Mr. Cooper: 4:00 o'clock.

Mr. Lopez: I can't really look at my agenda right now, I don't have it, my phone died on me, but I'll make it work, I'll be available.

Mr. Winkeljohn: We just need 3 people and we can get you by phone. Ok, great Jon, thank you. Do you need anything else?

Mr. Kessler: No, the only other thing that I would say is, delegate to Paul and to Michael to essentially work together because we have to get a bond counsel on board.

Mr. Winkeljohn: We have one right?

Mr. Kessler: Well I don't think he'll do it.

Mr. Winkeljohn: Ok.

Mr. Kessler: So we have to work with someone else.

Mr. Winkeljohn: Ok.

Mr. Kessler: Just to work with a firm and get the best proposal.

Mr. Winkeljohn: Well we have a price already authorized by the board of a not to exceed amount, we haven't executed with any particular firm, I think we could probably continue that and bring back a name later.

Mr. Kessler: Ok.

Mr. Pawelczyk: I think, if the board doesn't have any objection with Paul and myself and Jon working to get bond counsel to come in. Basically we have to put together this team of people to do the refunding and rest assured I'm not going to bring in a bond counsel, neither is Paul, neither is Jon that's never done this before, it's going to be one of 4 guys that we've worked with in the past that we have faith in. Their rates are typically the same, they'll do a flat fee which is included in the cost of issuance, and you'll see what that is. In other words if you choose bond counsel A, or bond counsel B, typically it's within \$5,000 of their difference and then in the course of a refunding the \$5,000 basically disappears, it's not a lot of money overall.

Mr. Kessler: Ok, so we'll also have to coordinate on that.

Mr. Cooper: Ok, no objection.

Mr. Lopez: No objection.

Mr. Aponte: No.

Mr. Cooper: Thank you Mr. Kessler, we appreciate your time.

THIRD ORDER OF BUSINESS

Discussion of the Fiscal Year 2014 Budget.

Mr. Cooper: Moving on to item No. 3, Discussion of the Fiscal Year 2014 Budget.

Mr. Winkeljohn: I handed out to you the latest updated copy of the budget, it takes in another month of financials and basically it outlines an anticipated 12% savings

which is what I'm using as a conservative element because something could happen between now and the closing and then our budget would be set, but what this does is it sets the assessment level and today you really need to give me the final proposal on the ceiling of what the board would like to assess. One of the ideas that was included in this budget is the option of taking some percentage of the savings from the 04 Bond and all the savings from the 08 Bond which is \$7 or something like that, and letting that money transfer.

Mr. Cooper: You said \$7 or 7%?

Mr. Aponte: That's \$7 for 08 Bonds.

Mr. Winkeljohn: Yes, it's about \$7, but the \$7 times the whole community is \$13,000 or \$14,000. So what I've done is like we did at the last meeting, I split it up into 3 options, keep it all, keep half of it, or keep none, and basically you can see the line items, the 2 options where you have new revenue, I put that straight into the clubhouse. Another idea has come to light and it may not be necessary but I would approve it today as though it is, it's the idea of taking 100% and this is just guessing because you don't want to take 100% all the time, but taking 100% of the savings for the properties that use the Boulevard entrance, taking half of that money and using it as a project to correct the inferior drainage system that we've dealt with for years and that was a result of when we put cameras down there we found out there used to be some sort of tree farm in that area and the roots were still living and damaging the drainage system, and so it's insufficient and it needs to be re-dug and we have a design already on the shelf to pull the trigger on that, it's about \$40,000 I believe. So that savings would buy you that project right away and then this time next year you would give the Boulevard people that half of that money back. Now the other piece of that puzzle is the rest of the Waterstone II residents and half of the Boulevard residents, that extra money would flow into the clubhouse line items and it would allow you to do ongoing expenses, as well as onetime expenses with that revenue, it would be about, your initial revenue would be about \$40,000 from the Boulevard and about \$20,000 from the remainder of the Waterstone II residents because there's more residents on the Boulevard side, so it

would be about \$58,000 or \$60,000 that the clubhouse would have for capital projects, etc. There's a few financial items that I would do as well. The clubhouse, now that we have lived with it for a year and a half, eats a significant amount of your management and administrative time and functionality, so I could easily justify, and Mike has already been asked about this, moving some of the legal fees that are on the general administrative line for the District and assigning them to just the clubhouse, as well as management fees, and some of the other incidental items because the clubhouse is probably 50% of my time now, as an example, and my staff's time and the accounting and things like that, and every government does this, it's called inter-fund transfers basically from one department to another, from your admin department to your sub-departments, so I would say, and just kicking around the rough numbers, I would say \$15,000 and that's a pretty small percentage of your overall admin but I think the clubhouse clearly burns that much percentage easily, and what that would do is it would slide a few thousand dollars back over to your general accounts and you'd be able to beef up some of your security expenses and things like that, it's just proper balance I would say, with the goal of not raising anyone's assessments. So the big picture is, anyone in this community would get a reduction of about \$7.00 on their 2008 Bond and they would get an increase on their O&M charge of that same \$7.00, half of the community would see a bigger change, a bigger drop in their debt, but a bigger increase on their O&M to equal it, with the exception of the Waterstone II people who would see a 50% savings, meaning that we're creating a new pool of people for this one drainage project of the Boulevard. So that's my overview of how I would handle your budget this year, with the direction of not having a net increase to any resident and that gets you the stuff that you need now. I don't know if I mentioned the camera systems, but the two cameras under a lease, they are included in this, you can see a slight increase to the enhanced security line. The board had asked me to bid out weatherproofing and maintenance, these include full maintenance costs, it's in the price, and they are 100% outdoor weatherproofed. The only thing that we would incur above the lease amount is if somebody physically tampers with them or damages them, or

they get hit by a car, but since they're in the middle of easements let's hope they don't get hit by a car. On another little side note, you received just under \$8,000 for the accident back on guardhouse #1 around Christmas time or something like that, so I did get that check. So I just need a motion from the board, or direction from the board if that's how you want the assessment to be shaped, you can give me a "so moved" and I'll shape it that way, we can always lower it between now and the adoption period but we cannot raise it.

Mr. Cooper: Does anybody have any type of discussion or clarification they need from Paul with regards to his idea?

Mr. Lopez: So now is the time to make the decision on whether we're going to go up or down.

Mr. Winkeljohn: Up, you can go down anytime, so you can always go down, you can't go up.

Mr. Lopez: Ok, or we could stay where we're at basically, or we could obviously increase and bring more revenue in.

Mr. Winkeljohn: That's another option.

Mr. Lopez: Well I definitely don't agree with raising taxes unless we first re-bid contracts and find other ways and means to try to save the District money before going to the residents and asking them to bring more money that way to our needs, so I say we stay how we are now. If we're going to be able to take care of all the District issues that we need to take care of, I say we move forward with the adopted budget that we had in previous years and fix everything.

Mr. Winkeljohn: And as I described it, the use of the debt savings.

Mr. Cooper: The refinancing.

Mr. Winkeljohn: Right.

Mr. Lopez: I agree with what you said, so what we're going to do is we're going to take 50% of the savings for that bond.

Mr. Winkeljohn: Basically it's 50% of the savings flows to the clubhouse.

Mr. Lopez: Right.

Mr. Winkeljohn: So it would be 50% of the savings flows to the clubhouse and 50% of the savings goes to their drainage project.

Mr. Lopez: I agree with that.

Mr. Winkeljohn: You could also look at everybody's assessment and say, the clubhouse is very comfortable now, we don't need all of it and we can lower it again, you can always lower, you don't want to lower a little bit and then raise it a little bit, you want to try and be as straight line as possible and that's basically the direction that I'm trying to push you towards.

Mr. Aponte: So to clarify, we're going to keep 100% of the savings or only 50% of the savings?

Mr. Winkeljohn: You are going to keep 100% of the savings for the Boulevard residents and 50% of the savings for the remainder of Waterstone II residents, and you're going to keep 100% of the savings for the rest of the community, the \$7.00 from the gatehouse, you're just going to keep that.

Mr. Aponte: Right.

Mr. Lopez: Right.

Mr. Pawelczyk: Essentially you're keeping your assessments level by using some of the savings from the refunding.

Mr. Lopez: Technically the Waterstone I savings, what we're going to do is we're going to keep it to be able to re-invest it in the community.

Mr. Winkeljohn: Exactly.

Mr. Pawelczyk: Without raising assessments.

Mr. Cooper: Right, and then the other part of what Paul was explaining is, the Boulevard has 4 communities, so 4 of those communities are going to be getting 50% basically that deals with that and they're going to take care of the drainage issue that arose over there and then the other 50% is going to be going over to the clubhouse and then the other 4 communities, all 100% is going over to the clubhouse.

Mr. Winkeljohn: Sonia, are you still there?

Ms. Castro: Yes I am, but I can't really hear much but I am about 3 minutes away from the meeting, so I'm almost there, but if you can recap a little bit for me.

Mr. Winkeljohn: Ok, basically the idea that I've presented was how to keep the savings from the bond issues, and 100% of the savings would go for your residents, you being the person from the Boulevard, I wanted to get your verbal nod that was ok to do it as described.

Ms. Castro: Ok, and I'm almost there but let me tell you Paul, I know the needs of the Boulevard residents because I live there, and the residents are getting really restless with the drainage because everything is getting flooded every time it rains. Now my question to you is, if we retain 100% because I think that is the part that I didn't quite hear, so the part that I really didn't catch is, if we keep 100% of the Boulevard resident savings, it is 50% for the clubhouse and 50% for the project and that will fund us completely or you would need 100% for the entire project?

Mr. Winkeljohn: I believe it would be pretty close, I'd be able to split it, pretty close to that, we'd be able to work it out.

Ms. Castro: Ok, and again living on the Boulevard I know that we really need to fix that because the people are complaining a lot, they come to me quite often regarding that issue and I have to live through it. So my input would be to retain, if you don't want to retain 100% for the Boulevard, because the reality is if the Boulevard people when they find out about this they might say, other people are getting some cash back and we really are not which is always a concern, but then if we are going to really retain 100%, get a lot of information to them out there explaining to them really what it is that we're keeping.

Mr. Winkeljohn: Right, it gives that project an immediate repair as opposed to having to save over so many years and build up a war chest and then get it in 5 years, so get it now and the Boulevard residents are willing to not have an immediate return on that savings and get their project now.

Ms. Castro: I'm sure any reasonable person will understand the immediate need for this repair.

Mr. Winkeljohn: Right, ok, and I think everyone is in agreement we just wanted to hear your side of it because obviously you're the prime voice out of that area, so thank you.

Ms. Castro: Not a problem and I am turning the corner on to Waterstone Way, so I will be there in two minutes.

Mr. Winkeljohn: Take your time, we'll wait for you.

Ms. Castro: Ok, not a problem, I'll be there.

Mr. Cooper: So I believe you have your direction Paul, you can go ahead and move toward that route, I believe we're all in.

Mr. Winkeljohn: Right, ok so as described by staff I just need a motion to re-set the public hearing as we did previously but the budget would reflect the percentages as discussed.

Mr. Cooper: Is there any more discussion on the matter? Hearing none, seeing none, all those in favor, and Sonia is not present at the moment but I believe she was in favor of that.

Mr. Winkeljohn: She was.

On MOTION by Mr. Aponte seconded by Mr. Lopez with all in favor, re-setting the Public Hearing as previously approved and adjusting the budget to reflect the percentages as discussed on the record was approved.
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Mr. Cooper: Ok, so we're going to take a quick recess while we wait for Sonia to arrive.

FOURTH ORDER OF BUSINESS

Staff Reports

Mr. Cooper: Alright, we can call this meeting back to order, and now that we have just passed the budget direction and now we're moving on to item No. 4, Staff Reports, Mr. Attorney.

A. Attorney

Mr. Pawelczyk: The only thing I have to report on in addition to the refunding, and we'll work with Jon Kessler and Paul and bring back a delegation resolution at the next meeting. At the last meeting Sonia brought up the issue of an encroachment agreement for Stonebrook II and I indicated we had drafted a rule and a draft agreement to enter into with the association and I researched all that and back in February, 2012 we went through this whole process and we never moved forward with it for whatever reason. The best I could tell is you guys had bigger fish to fry and there wasn't really an interest in moving forward at the time from any HOA or whatever it was, but nothing was every advertised. So in order to move forward we need to advertise for rulemaking to adopt this green space encroachment rule, which would allow a HOA to basically manage these green space areas which we still need to determine in addition to the Stonebrook property. We need to determine what those areas are that would allow people to take their fence and run it to the rear of the District boundary, for a lack of a better term, and I recirculated that to Paul yesterday I believe and I don't know if there's a rush to do this but I know we have at least one new board member now, we might want to revisit this and get his take on it, but as far as I'm concerned, I don't think this is something you want to do when you have your public hearing on the budget, I think it needs to be at a different meeting because it takes some time. The essence of it is, and it's certainly up to the board, and I know Stonebrook II wants to move forward with this but what I think we should do is I think Paul should recirculate it to the board members, include it on the next agenda, provided that's not a public hearing agenda, and let you look at it first, and since Stonebrook II is the only property interested, let them look at it and ask if they're ok with signing it because I think their input would be good from a third party's input to make sure they're ok with moving forward with it.

Ms. Castro: I do have to ask because I know that the area that's adjacent to the nursery, but there's also a strip of land that is adjacent to the FPL easement and I don't know if that would be part of the encroachment agreement because a couple of those owners have approached me as well telling me that they are interested.

Mr. Pawelczyk: No, you can't go into the easement at all.

Ms. Castro: Well not the easement towards where the water side is, but towards where the back is, we have a wood fence there and let me show you what I mean.

Mr. Pawelczyk: Well Sonia, that's what I mean, we need to determine what the encroachment areas are going to be because somebody could tell me that but I can tell you one thing, you cannot put a fence anywhere in the FPL easement period, you can't put anything in there, so you can go up to that easement line which I think is probably fine in that area, but maybe let's recirculate this for a future meeting and Paul can get with the engineer, and particular board members to identify these green space areas where this agreement would be applicable because I think that needs to be attached as an exhibit to the rule.

Ms. Castro: Ok.

Mr. Aponte: Should we open this up to the entire community?

Mr. Pawelczyk: It depends where these green space areas are.

Mr. Cooper: I think a majority of them are lakes.

Mr. Pawelczyk: No lakes at all, there's no lakes.

Ms. Castro: Right, there is no lake.

Mr. Pawelczyk: It goes up to the boundary of the property, like the Turnpike, it goes up to that District boundary where for some reason when these properties were platted the District was required to own a strip of land between the District boundary line and the residential property owner's rear property line apparently for some developer reasons, I'm not sure, so no lakes are affected, we're not encroaching on any lake easements whatsoever, it would just be on these areas that we'd have to mow that we can't get to or they're difficult to get to and which there's no utilities in and at this point we don't need these areas. In the future maybe we need these areas to install utility lines but right now we don't need it, and we think we'd rather have the property owners take care of those properties as supervised by the local HOA to make sure that the rule requirements are met rather than the District be in the business of approving these on an individual basis. One more thing I'll say and this is for Mike's benefit, one

of the reasons we did this in a rulemaking context with an encroachment agreement with the HOA is otherwise we'd have to enter into individual encroachment agreements with each individual property owner and that's all fine and good, it's costly and wasteful but the problem with that is, what if we only enter into one or two encroachment agreements that allow this and you have one property here and one property here, but the 4 properties in here do not enter into it, we have no way to get in here other than to go through those gates that are there but to me that wouldn't be good just to enter into two, so the intent is for the HOA to basically say, I don't care if they put a fence back there, you approve the fence in accordance with our rules, so regardless the HOA needs to make their property owners mow to the end of the District property and not install trees, and gazebos, and pools. Certainly we'll inspect it as Dennis does his inspections occasionally but we don't want to manage it, a fence can be put up just not a permanent structure. The goal would be to let a fence with a gate on either side so if we have to, and we don't care if they lock that gate or not, but just so the gate could be opened so we could get through there if we have to.

Mr. Lopez: But if the encroachment agreement is signed can the homeowner's extend their fences down the property line all the way back?

Mr. Pawelczyk: Yes, as long as there's a gate there, so if a gate has to be built in the fence, and that's what was proposed in the rule.

Ms. Castro: But in each one?

Mr. Pawelczyk: That's what is proposed in the rule and that's what the board approved at the last meeting.

Mr. Lopez: Well could we modify the rule and create some reasonable guideline where the homeowner doesn't have to build an opening in that fence and understands that at certain points in time they might be asked to allow us to enter the property, can we do that, create a reasonable guideline?

Mr. Pawelczyk: Then we would need individual easements for those properties to get through their private property to get to the public property.

Ms. Castro: Can we get into the encroachment agreement with the HOA and then the HOA is the one responsible to tell the homeowner of that particular house that we need access to this house because of whatever reason and they have to provide it?

Mr. Pawelczyk: But I don't know if the HOA can require us to have that access, and the HOA can't enter into an agreement that requires the Castro family to let the CDD go on their property, that's the only thing I'm saying.

Mr. Lopez: Yes, but hopefully it would be something that is reasonable and they would understand it that way.

Mr. Pawelczyk: Well I'm just telling you what I recommend and I think from an access standpoint, I've done this in another District, and they put a gate, if they run their two fences down to the property and put a gate on each one, they put a lock on it, and they either give the District the key, or the District puts locks on all of them so those gates are locked. The theory behind this is, number one, we want you to mow this property, and we want them to take care of it, you can't put anything in there, but we need to still have access to make sure our easement is kept clear, they can't install anything in the easement because it has to be clear, it's just for grass and basically you're allowing these homeowners to extend their property to this area without having any property rights over it and they just need to maintain it.

Mr. Cooper: What did the other previous community do?

Mr. Pawelczyk: Other Districts do this and it works fine, if someone wants to put a fence, they want to put the fence there they have their fence company put a gate there and a gate here.

Ms. Castro: And what if this homeowner agrees and this one agrees but this one doesn't want to extend the gate and this one does, how does the CDD get through there, you have to cross and then just go and mow that one?

Mr. Pawelczyk: We don't mow anything, the HOA has to mow it, that's what the agreement says.

Ms. Castro: Ok, so you would give the HOA the key?

Mr. Pawelczyk: Conceivably but most of the time the homeowner is just going to mow to the end, even if there's no fence there, this is what has happened in other Districts, even though there's no fence there, they're still going to use it.

Ms. Castro: Well the Stonebrook II situation is different because these homeowners right here already have a fence.

Mr. Pawelczyk: I think the theory behind it is, and use Stonebrook II as an example, the theory behind it is, as far as I'm concerned, we can enter into a maintenance agreement with the Stonebrook II HOA and they can just mow it and they're responsible for it and if they want to they can take care of it, but what we've done is we've said, that's great but there's really no incentive for them to do it once their property owners that about this area didn't do it, so if they want to put a fence in, fine put a fence in, but do it in accordance with the CDD's rules, one of which is so we have this 5 foot gate here, and I don't remember exactly what it says in the rule, but we can walk through there and get a lawnmower to mow or just to get back there for whatever reason there could possibly be to get back there. I know that we talked about this last year but no one ever defined what the green space areas were going to be but I would think they'd be here, here, here and here.

Mr. Cooper: With regards to the lakes, going back to those, I know initially a while ago we had given some homeowners ability to encroach on the lakes up to a specific amount of feet away from the water to give ValleyCrest enough room to be able to mow the lake area, is that something that we could go ahead and also entertain for the people that are on the lakes to be able to bring that fence out?

Mr. Pawelczyk: I don't recall any of those. I know I'd never do an approval for anybody to encroach on the lakes.

Mr. Cooper: I believe that Oaks Community had two or three houses that had that.

Mr. Winkeljohn: Right, we made them produce a survey and move it if it was in our property, so we made them move it and we found the one that had the funny survey also.

Mr. Cooper: But is there a way we could also entertain in there because the issue is the maintenance of the lake, correct?

Mr. Pawelczyk: No the issue is that's District property.

Mr. Cooper: But to be able to do the same encroachment agreement.

Mr. Pawelczyk: I wouldn't recommend doing any encroachment agreements on lakes. The other issue is if you allow one person to encroach on a lake, you've technically taken away any views and whatever the neighboring property owner had, and fences should not be on lake maintenance easements, plus your South Florida Water Management District permit doesn't allow you to put anything in that easement for lake maintenance purposes, so the permit doesn't allow it.

Mr. Cooper: And there's no way to amend the permit?

Ms. Castro: No.

Mr. Pawelczyk: The other problem is what you're having is people put pools in and they encroach but it's not their land. When someone lives on that lake, and you bought your property, you didn't buy that extra 5 feet, you bought that property with that lake maintenance easement on there, knowing that you couldn't go any further than that lake maintenance easement so why would you now, unless there's a problem with it, give someone access to that public property, there's no issue for us to maintain that area because we're already maintaining it, whereas these other areas, these green space areas, number one, some of them weren't improved at all. Wasn't there one that was not maintained at all and people were using dirt bikes back there or something, this was some years ago, and it was more of a security issue where people were using that to possibly get in to rob homes, so we can look at it but I'm very hesitant to encroach at all on lake maintenance easements unless you're encroaching by maybe 6 inches due to the fact of some unusual circumstance that requires you to allow them to encroach like the city.

Mr. Winkeljohn: Right, so what's the direction then that you need from us or are you just bringing it back because the board had steered us in this direction to have this

developed, and it's a rule, so basically we need to set it as a public hearing for rulemaking.

Mr. Pawelczyk: But we need to define what the green space areas are that would fall under this rule, I think that's really the first thing you need to do before you consider anything. I think you want to make sure we do this correctly first because in my other community where they used this exact process, they really took their time and educated the public, and said you understand that you have to mow it whether you put a fence back there or not, the property owner said yes I do, and if you put a fence back you need to put the gates on either side, why, because #1 it's not your property, and we're allowing you to do this, and it has provided a security benefit because people aren't walking in that area back there on the outside of your property which are usually unwanted guests because you're creating these barriers, these fences that people have to hop over to continue to walk back there. I think we could just let Paul circulate it, maybe work to define some green space areas that we think are appropriate and bring it back to the board before we advertise for our rules. Is that ok with everybody?

Mr. Cooper: Yes.

Mr. Aponte: Yes

Mr. Winkeljohn: Sounds good.

Mr. Pawelczyk: If anybody has any questions, I would discuss it with Paul or myself but, this is a situation where if it were up to the lawyer and probably District management, we would just say don't encroach on my property, we'll know, but the other side of it is, and particularly in this situation with these boundary properties on the outer boundaries of the District, there is a benefit for security purposes to secure those areas even if three people put fences in, you've still benefited from a security standpoint, plus the District's ensuring that those area are maintained without any expense to the District while not giving up any property rights, so it really is a unique situation that we basically crafted to benefit everybody and I'm not saying that's the right answer, I'm saying that's the answer that we've come up with so far, so your ideas are more than welcomed to come up with something new.

Mr. Cooper: Ok, thank you Mr. Attorney.

B. Engineer

Mr. Cooper: Moving on to engineer, item B.

Mr. Winkeljohn: The Engineer and Field Manager's reports were handled at the last meeting, there's nothing new to report today.

Mr. Cooper: Ok.

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

There not being any, the next item followed.

D. Manager

- Clubhouse
- Gates

Mr. Cooper: Moving on to the Manager, item No. D, Clubhouse.

Mr. Winkeljohn: This is just the quick update as the board may recall we authorized the pump replacement at the pool, the deposits have been made, they're being manufactured and will be delivered as soon as possible and we're watching that to make sure it goes forward. The clubhouse manager had some items they wanted updated in time for A Taste of Waterstone, so staff worked very closely with Maria and we got quite a few things done, some painting, some touch up, some sign cleanup, just to get it all done in time for that event. We removed the ceiling fans that were decorative really and capped them, and it looks better the way it is now I think so those types of things. We finished the painting on the back fence, mulched, and you can see there were some plant changes, and I don't know if you saw at the north side of the clubhouse the plants were updated. The ladies restroom has an inherent design flaw where there is a free wall without adequate support to it and it was drilled into the floor and that was the only support for the whole multiple wall system so because of that the weakness of that was that the door wouldn't close because it's an alignment latch system, it has to line up just right or it doesn't do anything. So I had a few different contractors look at it, one of them

came back and said you don't have enough support so he wanted to install a rail system above that, and you've probably seen this in a lot of restaurants but it's an aluminum frame that rides above the partitions and mounts to the wall and that gives it a top secure point. That was \$900 or something like that so I ordered it just to get it fixed, I couldn't come up with any other way to fix it so I went with that. So basically I think the clubhouse and staff were all learning what the long repair items are and what the short repair items are, so we're getting better at that and we're looking forward to next year's budget to really tackle some big items for this place. It's a great clubhouse but I don't think it has hit its potential.

Ms. Castro: I'm sorry to interrupt you, but the pool, the final vendor, was our current vendor?

Mr. Winkeljohn: Yes, I'm sorry I forgot that item, yes, the negotiation was very simple, with the low bidder, they did not include any electrical so the other guy won easily and I had him identify his contract as the bid with the electrical so that our records would clearly indicate that's why he was selected as the best bidder because it was the lowest price.

Ms. Castro: Ok.

Mr. Winkeljohn: The gates, nothing too new on the gates, we're having pretty solid operational success since the last few waves we've talked about and we'll go through it. I did order the ID scanners that we did a test at gate #1, I wasn't totally happy with it because it was a little bit slower than the other system we were using, the little clam shell is what it's called, but the clam shells broke after 2 or 3 years and this system looks like it's much more durable and I waited until the February electronic show comes out and see if somebody has something better but there wasn't, so I ordered 2 more to match that one. We did receive, and Sonia I don't know if you heard me before, but we received the check from the girl who hit the gatehouse and knocked out one of the cameras, so the revenue from that will offset the ID scanners. The last thing I have for you is, and I mentioned it during the budget discussion, that the lease purchase deal was about \$1,300 per month for the camera systems, both camera systems combined, so that

was excellent and it's a 4 year price. You asked me to check on the maintenance and what it would cost, that's including all maintenance and warranties, the only thing that's not warranted or maintained are vandalism or tampering or lightening and they are fully weather proofed and those are the only things that we can't protect against, acts of nature or vandalism. So the board gave me direction to go ahead with that if those items were satisfactory and I'm going to move forward, so it's in the budget now, so we're not going to wait any longer and that's all I have.

Ms. Castro: Did the guys get their water in the clubhouses?

Mr. Winkeljohn: I found a vendor who has a (RO) reverse osmosis little can system that sits on their counter, I've sent it to Julian to get his thoughts on it and I haven't heard back from him but we're reviewing it. I have to look at the cost and then I'll let you know if we can do that.

Ms. Castro: Well that's really complicated I was just thinking a box of water bottles.

Mr. Winkeljohn: Those are very expensive to go that route and the waste and it affects everything.

Mr. Lopez: It's a cooler.

Mr. Winkeljohn: Right, it's a little cooler, it's about this big, and it connects to the water line and it gives them a better quality than tap water.

Mr. Aponte: Yes.

Mr. Lopez: It's cheaper just to have it, definitely instead of those big jugs of water.

Mr. Winkeljohn: Right, and those are very expensive, it gets very expensive to do that.

Ms. Castro: Right, they get bacteria.

Mr. Winkeljohn: They also have a big footprint, the one I'm looking at is the smallest footprint with the best quality water, and right now I think it's the right answer but I haven't gotten Julian's input, but we want to solve it.

Mr. Cooper: What about the cost of being able to do a water fountain?

Mr. Winkeljohn: Much more expensive up front, no cost after that. A good water fountain is approximately \$1,000.

Mr. Lopez: It's reverse osmosis it uses to give the clean water?

Mr. Winkeljohn: Yes, it's basically a high quality chilled filtered water, and chilled is the idea. Tap water is room temperature and these guys are in high degree weather in and out all the time so a nice cool drink of water is refreshing.

Mr. Lopez: Our tap water is really good, but that's a good reverse osmosis system.

Ms. Castro: In the meantime, can we get them some water at least while we do this?

Mr. Winkeljohn: Well the original contract is that they're supposed to supply it so that's one of the reasons I sent it to Julian.

Ms. Castro: Ok.

Mr. Cooper: Thank you, and I'll just jump back to the gates for a moment, is there anything else to report as far as the gates?

Mr. Winkeljohn: No.

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Cooper: Ok, moving on to Supervisors Requests and Audience Comments, Mr. Lopez?

Mr. Lopez: I'd like to know where we are with the Waterstone monument sign at 137th, it's tri-colored now?

Mr. Winkeljohn: Yes, I can bring you up to speed on that. The sign contractor, and we brought an electrician in to fix the sign, that was done but they did not have the remote controls, they're remote operating signs so you can go by in a golf cart and change the color per season. We don't have the remotes yet but there was a wiring problem also, when the electrician hooked it up he made a mistake it looks like. We contacted Sol Signs, who is the sign company that installed them, and they've added a maintenance arm to their division, they didn't have that before and that's why we've struggled finding

somebody who knew how to handle those multiple colored LED signs. So they came out with a technician but we need the remotes, do you still have them?

Mr. Cooper: They have the remotes.

Mr. Winkeljohn: Ok, so they got them today?

Mr. Cooper: They were gone, but I left them in the shed.

Mr. Winkeljohn: Ok, so that was the only issue so as soon as maintenance person and the little remote control get in the same spot we'll get it back to the right color.

Ms. Castro: But somebody has the remotes because my sign yesterday was white, and now it's red, and I want to request that it be changed to the Waterstone color blue please.

Mr. Lopez: Well on the 137th monument the left hand side it's tri-colored, can't we just get them all today maybe to be all white.

Mr. Cooper: Let me just give you a little heads up on that, with regards to that because there's some damage, apparently maybe there was a lightning strike and we haven't really had any of these issues previously since we've had these lights 4 or 5 years now, so it's about time that some things have failed and so it appears that there was a lightning strike on that monument on 137th Avenue and Waterstone Way, so that's why there were some lights that burned out so when the other company came that wasn't Sol Signs they did the best to their ability and obviously it wasn't proper, so then when Sol Signs came out they did some work and got it to where it is now which is tri-colored but they're going to have to figure it out, and Dennis is waiting to hear back from them.

Mr. Lopez: How long is that going to take, do you know?

Mr. Cooper: Well, the other option is, since they haven't been very respective and I believe they wanted a lot of money to fix the repairs on there, there's another company that I've dealt with in the past that is very proficient with these types of signs so I was going to have them in the meantime, if they can't get this thing situated fast, to have them come out the first of May which is the earliest they'll be able to come out and take a look at that.

Mr. Lopez: Can we turn off the signs? I would rather not have any instead of a tri-color.

Mr. Cooper: That was with Waterstone Way and 137th Avenue, but the one on the Boulevard, the remote only works for one of the sides, so something apparently happened on that where it no longer changes both, it just changes the one side, and that can be changed to a different color, but the other side is going to be different.

Mr. Lopez: So one side will be red?

Mr. Cooper: No, the other side is white I believe, so one side will be blue and another side will be white, or you can have both white on that side.

Mr. Lopez: Can we just turn off the sign, I would rather it be turned off until we get this fix than have it tri-colored, and I don't know about Sonia on the Boulevard?

Ms. Castro: Well the tri-color looks horrendous. It's better to have that one off than to be tri-color, but if you can get it white, that would be better.

Mr. Cooper: Well the Waterstone Way is stuck exactly how it is right now until they can fix it.

Mr. Lopez: 137th and Waterstone Way?

Mr. Cooper: That one has the issues.

Mr. Lopez: So the tri-colored is stuck?

Mr. Cooper: Right, you can't change that to one single color right now.

Mr. Lopez: So can we turn it off?

Mr. Cooper: Yes. The one on the Boulevard can be changed to either white or one white and one blue, whichever you prefer.

Mr. Lopez: Can I give you a suggestion?

Ms. Castro: Yes, sure.

Mr. Lopez: I would suggest you turn it off too, you don't want to have a white and a blue.

Mr. Cooper: You could do both whites.

Ms. Castro: Yes, but the idea to get a lot of colors in the signs was so that we can change with the seasons.

Mr. Lopez: I don't remember that but apparently something happens because every night when it turns on it turns on green.

Mr. Cooper: Well I guess that's pretty much, you have direction to pass over to Dennis.

Mr. Winkeljohn: Yes, and I just sent him a text message to get an update and he called me today and told me some of the story, but I agree with you, we can turn it off.

Mr. Cooper: So in the meantime we're looking to find possibly somebody else that could be a little bit more attentive and take care of it. So you want the Boulevard off too?

Ms. Castro: Yes, please, it's better than being bi-color, because there's really no sense in being white and blue or just plain white.

Mr. Cooper: Ok. Mr. Lopez any further comments?

Mr. Lopez: Waterstone Living? Last fall you told me to spearhead it and I wanted to ask if Miguel and Sonia have articles they want to submit, do you guys have anything?

Mr. Aponte: Yes, actually we're getting ready to add another issue, I was talking to Curtis about that, we're going to add one more and we're going to call it the summer issue.

Ms. Castro: That's fine.

Mr. Lopez: Well I think we need to establish a deadline. I'll meet with John or with Paul, whenever you guys are ready we'll do the layout.

Mr. Winkeljohn: Yes as soon as we have the text, I know how to do the rest, I just don't have the text that you want to input, and I'll be happy to edit anybody's writing.

Mr. Lopez: So do we need to edit the articles?

Mr. Winkeljohn: No just write them, just get them 8th grade level ready, and give them to me and I'll have them edited because I've been working the ads, I have a few more ads in place.

Ms. Castro: Miguel and I will work together for the Taste of Waterstone event to include that part in there.

Mr. Winkeljohn: Ok, so as your HOA role, that was a HOA event, so that would be great if you two submitted that.

Ms. Castro: Yes.

Mr. Lopez: Well when were you guys going to submit it because I really wanted to get this going?

Ms. Castro: Well the other one I've had ready for months now, I had submitted it to Curtis but if you want I can send it to you.

Mr. Lopez: Well we just want to get the photos.

Ms. Castro: We have the photos, I recently emailed the photos.

Mr. Lopez: Ok.

Mr. Winkeljohn: So anything anybody has, give them to me, and John will take what he thinks is missing and he'll go shoot a cover, he's really easy to work with.

Mr. Lopez: Ok, so do you guys want to set a deadline for the Waterstone Living?

Mr. Aponte: Sure.

Mr. Lopez: So we can tell Paul to move forward with it.

Mr. Winkeljohn: Yes.

Ms. Castro: Let me know.

Mr. Aponte: You guys go ahead and set it up and we'll work with that.

Mr. Cooper: May 10th or May 9th, at our next meeting?

Mr. Lopez: How about May 5th, 10 days.

Mr. Aponte: That's fine.

Ms. Castro: I'm fine with that. I was doing a meet your guard series so the first one that I interviewed was Roamie, that was the first article, so is there any guard in particular that you would like for me to interview or I can just go around and pick a guard at random? Some of them are not as cooperative as others.

Mr. Lopez: I would like one of the guards from gate #1 to participate, preferably the morning guard, I believe she's new, her name is Iris or Isis.

Mr. Winkeljohn: She's good, her name is Iris. Why don't you do a paragraph from each gate? Do it by shifts, do the day shifts, the crew do one of each.

Ms. Castro: I would need names, I'm only familiar with my guards.

Mr. Winkeljohn: Just email Julian, he'll give you the names.

Ms. Castro: Ok.

Mr. Lopez: That's great, the guards sometimes tend not to be attentive because we're in a position of authority, and I believe articles like this, that's exactly what it does, it humanizes that position and it helps with cooperation, so I think that's great.

Ms. Castro: Ok, I'll email Julian about it then to see when I can get a hold of them.

Mr. Winkeljohn: Just copy me, so I'll see the response.

Ms. Castro: Ok, perfect.

Mr. Cooper: Anything further Mr. Lopez?

Mr. Lopez: I'm done.

Mr. Cooper: Alright, Ms. Castro?

Ms. Castro: I believe I've spoken too much today.

Mr. Cooper: Ok, Mr. Aponte?

Mr. Aponte: I don't have anything, I'm ok.

Mr. Cooper: Ok, and I do not have anything either. Any audience comments today? Anyone? Hearing none, we can move on.

Ms. Castro: I'm sorry, I need to meet with you Paul, I don't know where you got the models with Alex for the guard uniforms but we do need to get together now that we have more than one female guard.

Mr. Winkeljohn: Yes, Julian has the catalogs so let's add that to your email and let's get Julian to send us some catalogs to pick from.

Ms. Castro: Ok.

Mr. Cooper: Ok, and I did have something come to mind, just to give you all a heads up, we are still having issues with the golf cart. Today we went out on our fun ride around the community and something with the batteries is malfunctioning again, so Dennis is going to have this company come out and assess that but this might be something that is reoccurring, we might need to figure out another alternative, either a leasing possibility or selling this one because it's not helping to do the weekly drive through if it's consistently breaking down. On the flip side, the tires that were purchased are phenomenal they ride like a champ when it rides, so at least that's a good thing.

Mr. Winkeljohn: I hope this is a small glitch of some kind because we just did the electrical charging system and the batteries so there's nothing left to fix.

Mr. Cooper: Alright, so that was pretty much my other update.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Cooper: Moving on to Financial Reports, approval of the check run summary and balance sheet and income statement. Do we have a motion to approve the check run summary, along with 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.

Mr. Winkeljohn: I also would like a motion from the board to authorize the advertisement and the setting of the meeting for May 9th, we need to get a motion for that.

On MOTION by Ms. Castro seconded by Mr. Lopez with all in favor, authorizing staff to advertise for the May 9, 2013 Special Meeting at 4:00 p.m. at 1355 Waterstone Way, Homestead, Florida was approved.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Winkeljohn: Then we just need a motion to recess this meeting until 6:30 p.m.

On MOTION by Mr. Cooper seconded by Ms. Castro with all in favor, the Meeting was recessed to reconvene at 6:30 p.m. for the Town Hall meeting.


Secretary / Assistant Secretary


Chairman / Vice Chairman