

**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, August 22, 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
Sonia Castro	Assistant Secretary
Mike Lopez	Assistant Secretary

Also present was:

Mike Pawelczyk	District Attorney
Paul Winkeljohn	District Manager
Dennis Baldis	Governmental Management Services
Teresa Alvarez	Resident
Victor Valladares	Resident
Several Residents	

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

**Approval of the Minutes of the
July 25, 2013 Meeting**

Mr. Cooper: Item No. 2, approval of the minutes from the previous meeting, July 25, 2013. Are there any corrections? Mr. Lopez?

Mr. Lopez: None.

Mr. Cooper: Mr. Aponte?

Mr. Aponte: None.

Mr. Cooper: I do not have any corrections. Do I have a motion to approve the previous meeting minutes?

On MOTION by Mr. Aponte seconded by Mr. Lopez with all in favor, the Minutes of the July 25, 2013 Meetings were approved.

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2014 Budget

A. Motion to Open the Public Hearing

Mr. Cooper: Item No. 3, Public Hearing to Adopt the Fiscal Year 2014 Budget, and we need a motion to open up the public hearing.

On MOTION by Mr. Aponte seconded by Mr. Lopez with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Mr. Cooper: Next is item B, Public Comment and Discussion, Mr. Winkeljohn?

Mr. Winkeljohn: Yes, the procedures for the public hearing are to, and again, you just opened the public hearing and now we would take any comments from the public on the budget specifically at this time, so if anyone from the audience has something they would like to ask or say about the proposed 2014 budget, we can do that now, I have copies of it if you didn't bring it, or don't have it, so now is your chance. If you do have a comment, if you could stand up and come up closer because the microphones are recording the meeting.

A resident: Can I have a copy of the budget?

Mr. Winkeljohn: Yes, and we need to do this by procedure, if you'd like to speak you can come up to the podium, tell us your name and address so we can have it for the records. This is a government meeting, we have to record these meetings.

Ms. Alvarez: Ok, my name is Teresa Alvarez, I am in Pebblebrook II and I guess here it would have all the information I need?

Mr. Winkeljohn: Yes, there are several pieces of information that could answer any questions you have. One is, that's the complete budget, it has all the information and not everyone can find exactly what they're interested in or curious about. If you're interested in just your assessment, then this chart that I have here is on the website, the www.southdadecdd.com website.

Ms. Alvarez: Yes, but I just wanted to know where those numbers come from and that is in here, right?

Mr. Winkeljohn: Yes ma'am.

Ms. Alvarez: Ok, and my next question is whenever you set up meetings and they are cancelled, do you have any way of notifying people that the meeting was cancelled?

Mr. Winkeljohn: Well the particular meeting yesterday was a typo in the letter, it should have said the 22nd.

Ms. Alvarez: But there was no notification that it was a typo.

Mr. Winkeljohn: Yes and we don't know it's a typo until the moment.

Ms. Alvarez: Yes, but you signed the letter, so I think it's your responsibility to look at it and it had the wrong date.

Mr. Winkeljohn: Absolutely, my responsibility, nobody else's.

Ms. Alvarez: So if anybody get this and I did call you yesterday and I never received a call from you, I left you a message regarding that because you see my husband took off from work yesterday.

Mr. Winkeljohn: Yes, you called me and we spoke.

Ms. Alvarez: No, we didn't speak.

Mr. Winkeljohn: Ok, so it wasn't you, I'm sorry, I remember the conversation I just didn't know who it was.

Ms. Alvarez: Because my husband was here, he took off an hour from work, to be at this meeting, today he couldn't be at it because we got the letter for the 21st.

Mr. Winkeljohn: Right, so any questions he has, you can certainly contact me and I'll be happy to answer them, there's no impact, anything you need to know, or want to know, about the budget can be answered any day of the week.

Ms. Alvarez: Ok, then I can call you and you'll call me back.

Mr. Winkeljohn: Yes absolutely.

Mr. Cooper: Did you have any concerns off the top of your head?

Ms. Alvarez: Well this is my first meeting, I've been in Pebblebrook II, and I did notice that it's the highest in dollars on tax, Pebblebrook II and that was a concern also, and that's why I wanted to know where the numbers are.

Mr. Winkeljohn: Actually the second highest.

Ms. Alvarez: Yes, you're right, the second highest.

Mr. Winkeljohn: Well the numbers that make up your tax bill in your 2013 tax bill next year that will be due November 1st, is Pebblebrook II is \$1,838.02, that's the amount if it's paid, but not early, if you pay it early there would be a small 4% discount.

Ms. Alvarez: So that's the highest amount if paid in March?

Mr. Winkeljohn: Yes, if you pay it in March, that's what the amount will be. Now compared to the other communities, basically the way it's determined, operations and maintenance, which is the ongoing expenses that are related to basically, everyone's the same with the exception of those who are members of this clubhouse, they pay extra to cover the clubhouse, so that's the only difference between any members throughout the whole community for operations. The other side is the bigger component that causes yours to be the second highest is the fact that when it was built originally it benefited larger drainage systems, roadways, etc., slightly than any other community. There are a number of engineering explanations for that, I won't bore you with but that's all thought through and tested and evaluated very carefully, way before the District starts building many times. So yours isn't higher because of anything other than that. The cost of your lake for your community was probably more, the amount of drainage systems for your community was just slightly more, or the size of your homes might be slightly more, that's usually the case, and there is a whole analysis that goes through that, and determines the most equitable distribution of the cost so that one person is only paying for the benefit that they're receiving and I have all of that for you, there are volumes of information on that, if you're curious

why, and that's why, it's not because somebody has a service that you're not getting with the exception of the clubhouse. Which clubhouse by the way is Pebblebrook II?

Ms. Alvarez: Well we don't have a clubhouse, and we use facilities here.

Mr. Winkeljohn: Ok, and the debt portion of your \$1,800 bill is \$890, the lowest in the community is down as low as \$600, so it's because the community was built in many phases and some decided to use less infrastructure debt than yours, and yours was one of the last built.

Mr. Pawelczyk: Now that \$890 you pay, will stay the same unless the District issues more bonds, or the bonds that are set some point in the future are refunded, in which case it would be lower.

Mr. Winkeljohn: Exactly and that's what took place, the prior year was \$1,007, and it went down to \$890 so you're actually receiving one of the largest savings because of the refinancing.

Ms. Alvarez: Yes, but then the maintenance went up.

Mr. Winkeljohn: Well the maintenance went up in your area because the clubhouse, the board chose to increase the maintenance side in corresponding amounts. Rather than raise your total tax bill next year or in a couple of years, they knew that the clubhouse goals and maintenance needs and wants of the clubhouse were going to increase, and so they saw this as an opportunity to have an increase without increasing your annual expenses with both of them combined.

Mr. Cooper: But just as a note, as your clubhouse dues went up on the CDD side, your HOA dues at that level, that year at least went down, so it offset, you actually saved money by the CDD obtaining this facility, so there's a whole bunch of different things that took place.

Mr. Winkeljohn: That was two years ago.

Ms. Alvarez: And how long is the Venture?

Mr. Winkeljohn: The amortization of the debt, the first line item, the \$890 a year that you're paying, that has about 20 more years of payment left on it. It's made of three finance efforts, one of them was in 2004, one of them was in 2002 and another one was in 2008, so

some of them expire, they're usually 30 years. The 2002 one and the 2004 one are 30 year expirations so 2034, and 2032 are the years those go away. The 2008 one was a 20 year borrowing and that one goes away in 2028 and we lowered that one as well.

Ms. Alvarez: Ok.

Mr. Pawelczyk: But when your debt goes away, it doesn't mean the District goes away because you still have operation and maintenance.

Mr. Winkeljohn: And I'm talking about just the \$890, not the \$947, you have a two part component.

Ms. Alvarez: Yes, and the \$947 is for the O&M.

Mr. Pawelczyk: Yes, operation and maintenance.

Ms. Alvarez: So it's not based on when you bought your home.

Mr. Winkeljohn: Right, it's based on when the debt started.

Mr. Pawelczyk: Right, so basically if we issue bonds in 2002, and you bought your home in 2007, then whoever owned the home before you paid that debt service for those 5 years, 2002 through 2007, so you would have 25 years left on that particular issue.

Ms. Alvarez: Well this particular home was 2005 when it was built.

Mr. Winkeljohn: Well there's an overlap, where the start of the community had one bond, and everybody paid a little bit of that, Waterstone I paid most of that, Waterstone II just a little bit, there was one road that they participated in the benefit of, so when Waterstone II was built, it issued its own bond in 2004. Waterstone I didn't pay any of that, the 2002 bond is theirs, so there is a little bit of overlap, and that can be a little bit confusing as to why they don't expire at the same time.

Ms. Alvarez: And the earliest is 2002?

Mr. Winkeljohn: Yes, that was the oldest one, so that will be the first to mature, actually the 2008 bond for the gates, will mature the soonest, that 2028 because it was only a 20 year borrowing.

Ms. Alvarez: And that was only for the gates?

Mr. Winkeljohn: Yes.

Mr. Cooper: Correct, and with regard to the refinancing, we did not add any more years to anything, everything stayed the same as far as the number of years between all the different bonds.

Ms. Alvarez: So forgive my ignorance, but the association, and the South-Dade Venture, what is the relationship here because we pay an association fee?

Mr. Winkeljohn: Right, typically there are separate responsibilities, your homeowner association is from your gate of your community, Pebblebrook II, inside, with the exception of the lake, in the middle of it, the lake in the middle of it is the District's. The District is responsible for drainage, and the lake is really a drainage lake, that's what it's for. So the homeowner association takes care of everything on their private property, and really the appearances of homes and those codes, the regulatory type responsibilities, those are typical activities of the homeowners association, the roofs, painting, and all of those types of things, parking rules, anything inside your gate with the exception of the lake, is your homeowner association, as soon as you leave your gate, you cross into Community Development District property which is Waterstone Way, and over on the side Waterstone Blvd., those main roads are the District roads and we maintain the road all the way out to about the fence line, there are some variances to that but generally the fence line. So the bushes in front of the fences, all the trees, the berms, the landscaping, and I call it the pretty stuff, the landscaping, the District has a contract to maintain that.

Ms. Alvarez: Ok.

Mr. Winkeljohn: Now the clubhouse here, is owned by the District also but we contract with the homeowners association because they're here and they do a lot more contact with the residents that a District typically does so they have an office here and they conduct their HOA business but they also support some of the CDD activities, like the E-Pass distribution.

Ms. Alvarez: So actually like the green area around the houses is the association?

Mr. Winkeljohn: Right and once you leave your community all the green area you see is the District's, 99 times out of 100.

Mr. Cooper: Where the FPL power lines are going over, that's a FPL easement, and that is Pebblebrook II also.

Ms. Alvarez: Ok, and you as the management for the Venture are a privately owned company right?

Mr. Winkeljohn: You mean GMS, yes, myself and Dennis, we're a contracted consultant and services company, yes.

Ms. Alvarez: So you're not the county?

Mr. Winkeljohn: No.

Ms. Alvarez: Ok.

Mr. Winkeljohn: Good question.

Ms. Alvarez: How many of these meetings have you had, do you have one every month?

Mr. Winkeljohn: For this community?

Ms. Alvarez: Yes, for this community.

Mr. Pawelczyk: There have been at least 70 meetings in the last 5 years.

Mr. Winkeljohn: Yes, Community Development Districts, this one almost always meets every month. There was a period of time when we met twice a month when there was a lot more going on, when we were building the gates and things like that. The budget hearing is a two part meeting, we propose the budget in the spring, usually at a town hall meeting, and we do that so that we can tell the residents about anything new, anything aggressive, like a new gate program, we would unroll that then because we make the decision for the ceiling, the highest amount we can charge and plan to charge for this meeting. So 60, 80 or sometime 120 days go by and we reflect and look at the plan and the budget and it finalizes today.

Ms. Alvarez: Because this is the first time I've gotten a letter.

Mr. Winkeljohn: You only got a letter and I'm glad you asked that. The letter was, and I will call it a courtesy letter. Whenever a District raises its assessment, increases the amount of money it's asking to go on the tax roll, it's required to do a mailed notice, and in the notice we announce that there's a meeting where this will be adopted, we also put on

there the website which had copies of the budget, copies of any documents. This one is a little bit unusual because the total expense of the residents did not go up, but it was interpreted that because we increased operations and maintenance and decreased the debt portion by the savings through the refinancing, that it could be interpreted as an increase, and it's better, it's more of a courtesy to the residents to not miss that.

Mr. Pawelczyk: The board wanted to make sure that the residents were notified that the O&M might have been increasing, but at the same time the debt was decreasing and the overall balance of that was a lower assessment.

Ms. Alvarez: You had already given that explanation on that. Can I request personally to get a notice? I gladly will give you my email address.

Mr. Pawelczyk: You can go on the website and the notice and the schedule of meetings is there, but you can make a continuing request to be notified of the meeting. You can make an individual request.

Ms. Alvarez: Ok, can you give me the website?

Mr. Winkeljohn: It's on my business card that I passed out to you.

Ms. Alvarez: Ok.

Mr. Aponte: Our meetings are every fourth Thursday of the month at 4:00 o'clock.

Ms. Alvarez: Ok, every fourth Thursday at 4:00, thank you.

Mr. Winkeljohn: Very good. Thank you.

Ms. Castro: I'm sorry, Mr. Manager, or Mr. Vice Chairman, now that the chairman isn't here, please let the record reflect that I'm here.

Mr. Winkeljohn: I made a note.

Ms. Castro: Ok, thank you.

Mr. Winkeljohn: And the audio record now knows, thank you.

Ms. Pabst: Yes, I'm Arlene Pabst from Marbella Cove, and I wonder if you're considering gates for Marbella Cove? You have two flag posts that sometimes are down.

Mr. Winkeljohn: Yes, that would be your homeowners association meeting, we can't help you with that one, I'd love to but I'm sorry.

Mr. Pawelczyk: Yes, and just so you know, I'm District's counsel, the District is responsible for the three guardhouses, at the main entrances, that's it. Any of the internal areas, those gates are for the most part located on association property. Your individual association, so those internal gates would really be the responsibility of I guess of Marbella Cove, or what's that HOA over there?

Mr. Cooper: It would be the property management company here, you could make a comment over here.

Ms. Pabst: I must tell you this is the fourth time I've asked about the gates, and wherever I address it, it's always somebody else's responsibility.

Mr. Pawelczyk: Well I can assure that this group is right.

Mr. Winkeljohn: Do we know who the management company is for Marbella Cove?

Mr. Aponte: That's Alton Madison I believe.

Ms. Pabst: Ok, thank you, but I didn't know about the last meeting. Aren't there any plans to do anything with wind turbines or solar panels, or are we just going to keep on paying FPL?

Mr. Cooper: Well you're very blessed to be able to pay FPL because some of the communities got stuck with paying the City of Homestead, and I've got my community that's paying half the City of Homestead and like 15 homes paying FPL. We as a District are always trying to, we've got a golf cart where instead of burning fuel it's a solar powered golf cart.

Ms. Pabst: I noticed Cutler Bay has got signs along the road that has a solar panel at the top, so as new as this seems to be, it's certainly very viable and would save a lot of money.

Mr. Cooper: Well we can continue at the clubhouse, as far as here goes we can make efforts to see what cost would be for heating the pool, which we don't have right now but maybe using some of those methods here. I don't know as far as the turbines, that might be more of an eyesore.

Ms. Pabst: Well I don't know, they're rather good looking, if you drive out west you can see how attractive they are.

Mr. Winkeljohn: I don't know, you're in the flight path of an Air Force Base.

Mr. Cooper: Right, we also have to take that into consideration too, the Air Force Base as well as far as tall objects in the air.

Mr. Pawelczyk: Other Districts that I work with have looked at solar to heat the pools, and on every occasion it comes back where the technology is just not good enough to heat a pool of this size. So what the District does is, and I know this District has looked at it, and other Districts, if you look at the holiday lights, they're LED so you're using considerably less electricity when you use those lights, and a lot of your street lighting and your landscape lighting as we move forward, they always look to see if that technology is there yet, where it wouldn't be cost prohibitive.

Ms. Pabst: So you are looking at that?

Mr. Pawelczyk: Yes, all the Districts do, and I'm just the attorney but I know Dennis, your field manager, he always brings this stuff back because the LEDs, if you look at your holiday lights, they're actually brighter than the other ones, but the technology I don't think is quite there yet.

Ms. Pabst: Well it is improving though, and it's getting more and more use in more places.

Mr. Pawelczyk: Absolutely.

Mr. Baldis: It's improving but a lot of the stuff comes from China, so the quality of it isn't up to par.

Ms. Pabst: Well the lights really were quite beautiful this year.

Mr. Baldis: Right, and the holiday lighting now, it's going to get to the point where you won't be able to buy anything but LED lighting.

Ms. Pabst: FPL just gets more and more expensive, I know my bills are outrageous.

Mr. Winkeljohn: Right and half the community is on Homestead Electric. Are there any other public comments on today's budget hearing?

Mr. Valladares: Good afternoon board, my name is Victor Valladares and I live at Portofino Bay and I recently moved here last November. I have several questions I want to ask and I want to thank Paul because he had answered previously and very eloquently and

almost shut me down before I got up here. What I do want to ask is that, the areas around the lake and the areas around the fence, all that green area, that's your responsibility the CDD, is that what it is?

Mr. Winkeljohn: Yes, we maintain, and Dennis can add if I get it wrong, behind your house, I know where you live now, that whole row of ficus bushes is up against a row of ficus trees, which blocks the sound and vision of the Turnpike. As you move north, you open up onto the lake area, and we maintain about 15 or 20 feet around the lake. The rest of it out past that is South Florida Water Management, or DOT, so we abut anything the Turnpike owns and that canal, and that bridge area which is an intersection of two areas, and the security gates.

Mr. Valladares: Alright. I have a question regarding the security and because of my professional background.

Mr. Winkeljohn: Yes, we know what you do for a living.

Mr. Valladeres: So Waterstone from what I understand, the entire community of Waterstone pays for an off duty Homestead Police vehicle to be 24/7. What I found out and perhaps you have here is that you pay for an off duty unit for the entire grid or whatever you want to call it, in the City of Homestead and so we're also entitled to a regular patrol unit for that area and for whatever reason since I was told, we don't know, because you have an off duty unit here, you're not covered with a regular patrol unit, and that I found to be concerning. Also there is to be a call, and I'm not talking about an emergency call, I'm not talking about a 329, an armed robbery, or anything like that, but I'm talking about they're backing up on calls. They now move the off duty unit outside of Waterstone to handle basic calls, and I don't think that's right because you're paying on the budget.

Mr. Winkeljohn: Right, and we have a contractual relationship for this off duty officer, the earlier part of your statement is, you're a taxpayer in the City of Homestead, why do I have to pay twice, and I don't have the map, but there's an amazing map of the City of Homestead, and the Districts on the west side of the city are about this big on that map, which is about an inch and a half. Our District, the entire eastern portion is almost half of the rest of the city, maybe a little bit less. It covers all of Oasis, and Keys Gate, all the way to

basically the Turnpike, and we went through this. We had a police officer on our board prior, and he and I met with the police chief and the operations, and several city managers multiple times to review that practice and asked them when the zone would be divided and more officers would be employed to cover the eastern portion of it, and in essence they're not going to do that. The crime of greatest demand is on the west side so the officers are more concentrated on the west side. The east side has less demand, and I'm sure you know all this, so the eastern side gets basically one officer 24/7 so that really caused the decision to add the off duty officer. Now the protocol and the rules with the police union who oversee the off duty contract, we have a system where they have a patrol they have to do in random, they have to be here, and it regulates when they're allowed to leave and what they're allowed to leave for. If there is a call here, we're going to get it a lot faster as a result. If there's a call in an immediate area for officer backup, that's understandable but if that officer is the closest one we want him or her there. As far as being used outside of our jurisdiction to handle calls, that should be beyond our expectation, and I don't believe it's happening, but if there's a way to prove that I can pull the records, they are public, and review them, but I have not gotten that impression but I'm not here all the time, but one officer doesn't mean any of us will see him anyway other than on the main road. Now I will tell you there's a long history of misinformation that comes from individuals that are employed in the law enforcement profession, for personal and agenda reasons, so what you hear from an individual may be to try to create a little ground swell, I don't know, so I usually talk to Captain Rey, he is my immediate contact when we have a police matter on the District's behalf. I've had nothing but positive interaction. I've helped him most recently on several theft cases, we've had the off duty officer adjust his or her schedule in practices to help us with some intelligence we were working on, so it looks and feels like everything is working correctly from a professional standpoint, but if I see anything to the contrary of that, or if I hear I would investigate immediately.

Mr. Valladeres: Well that was something that I had not taken into consideration, the possibility of the disgruntled officers.

Mr. Winkeljohn: There's a long history and the District had a lot of trouble frankly and it's well documented that there were forces coming and challenging the District's gate procedures and it was clear as day in the permit and it was somebody who had just pushed some buttons and made them focus on it, and the buttons stopped being pushed and it went away, so we know it's there, it happens.

Mr. Valladeres: So the street right here, Waterstone Way, is that a District road, that's not a public road?

Mr. Winkeljohn: Right, it's District, it's a public private road, yes. It has a traffic enforcement agreement.

Mr. Pawelczyk: The best way to explain it is, it's not a city or county or state road but the public has access to it.

Mr. Winkeljohn: Right, and the City of Homestead calls it a public private road.

Mr. Valladeres: Right.

Mr. Cooper: So to address some of your concerns though, Waterstone is a very strong community, we have a lot of potential, instead of us in the past fighting among ourselves because the developers had put us in a bad way back in the past, we have an opportunity now to rise together as a community, and those same concerns have been brought to the attention of many people over the course of the years but we have not united with Malibu Bay, Oasis, Keys Gate, so speak to our representatives because we do have a representative at the City of Homestead Council to have them push to do what's right and increase the level of service on this side because we are paying taxes here and we're getting gipped when it comes to these services and that's why all these communities over here are doing these off duty details to pay additional for that, so if we could talk to our boards, talk to our neighbors and when it comes time for election time, if the Mayor is not willing to do the right thing we have to find somebody that's going to be able to provide us with the level of services. I met for a council meeting last year, a town hall meeting, and I said that same exact thing to Mayor Bayman and he pretty much said, how are we going to pay for it, and I said, that's not my responsibility, you're the one that's up there and in charge, you figure out a way, but you've had since 2005 to figure out how to pay for these things, and there's no plan of attack

that I've been given to speak otherwise, but they haven't raised taxes, they've lowered them but then they've raised fake taxes in the City of Homestead Utilities for part of the City of Homestead and obviously the people on the FPL side who live in Homestead aren't paying those same fees, so it's basically an unfair, like smoke and mirrors type tax that's going on, but a lot of people don't know that.

Mr. Valladeres: Exactly without pressing the issue.

Mr. Cooper: Right, so we just have to unite and join together and hopefully maybe this year or the next year be able to get what we desire.

Mr. Winkeljohn: Thank you. Yes, please stand up so we can hear you on the record.

A resident: I had just one quick comment. Dennis and Paul have been asking the same questions I've been calling you guys with, when are they going to be cutting that grass, they didn't do it today either?

Mr. Pawelczyk: I don't know exactly, Dennis, is there a trim planned for it?

Mr. Baldis: We'll she's speaking of the hedge that runs behind Portofino Bay. There's a hedge and then the ficus trees, she's asking us to maintain it at a lower height than we normally do.

A resident: At 6 feet.

Mr. Baldis: Right it's about 6 feet right now or 7, so it gets trimmed monthly, so it's going to fluctuate at that time but we really don't want to have different levels behind different homes, it's difficult enough back there trying to maintain everything.

A resident: Pardon me Dennis, I don't mean to be rude, however the fence, when you look at the fence and those are 6 feet, if you go and measure because I've already measured it, there are a lot of areas that are at 9 feet. My parents have lived there for years, and I will be honest with you, I understand and I don't want to get anybody in trouble but no, they do not trim it, it has been months, I've only lived here for 7 months and it has never been done, I will be honest with you.

Mr. Baldis: If it wasn't trimmed for 7 months it would probably be 15 to 20 feet now. We're in the rainy season and I'm here twice a week and we go back there and look, it gets maintained. The purpose of the hedge is actually a buffer, to block the view of the Turnpike,

so to reduce it, you may like it at 6 feet, I went to areas over by the FPL easement where there was a big demand to remove these hedges and then I had a gentleman saying, don't touch them, I want them that high, so I can't go to every home and say I'm going to please you and you're going to have it your way, I can't please everybody.

A resident: I understand that.

Mr. Baldis: My personal opinion is the hedge shouldn't even be there. It should be removed because it's just a maintenance nightmare, it's in the way and there's really no benefit to it because all the homes there now, except for yours has a fence so they can't even see the hedge unless they peer over or climb over to go out, so that's the other issue there.

A resident: Exactly.

Mr. Winkeljohn: Well there's some sound abatement benefit from it though because it is the Turnpike, that's the lowest level where the tires roll on the road.

Mr. Baldis: Well there is if the hedge is healthy but if it hasn't been able to mix in because of where it is, it's shaded, and there's trees and it's thin and the whitefly take over. We spend an enormous amount of time picking trash up there, and all the trash is coming from the homes, and so they'll call and complain about the hedge and then we go over there and end up picking up a couple of dozen beer cans lying around, so it's not that we're neglecting anything for 7 months. I believe the board here knows that if I get a complaint, we respond as fast as we can to make sure that we're responding to the homeowners, I'm not going to let anybody not do anything for 7 months, I promise you that.

Mr. Cooper: Dennis is there a way that we can get her, the next time we have it scheduled to cut so that this way she will know?

Mr. Baldis: We've been out there several times and met with them.

Mr. Cooper: Right, but I'm saying whenever the next scheduled cutting is to trim the hedge.

Mr. Baldis: Sure we can let her know when they're coming.

A resident: Well what I don't understand is, I understand what you're saying but if that would have been the case, then why have they always done it that way. In other words, my parents have been there for years, and it had always been cut that way, and then all of a

sudden it just stopped. In other words, it would have never been that way, I wouldn't even be sitting here saying this, but yet I have called many times and Dennis can tell you, and it's been for a while, it hasn't just been a week or two weeks, and it used to get done, it used to be put that way, so apparently it could be done, so that's what I don't understand, because there's quite a few people there that had been asking and when you stand in my mom's kitchen, which is where she's always looking out, it's a mess. Those palms are everywhere and it looks horrible, if you want you can come over and look.

Mr. Baldis: Well among the ficus trees, and among the ficus hedge, they planted bismarck palms, which are the silver palms all over the community, so when one of their palm fronds falls it's big enough to fill up, one frond will fill up the back of a pickup truck and I'll tell you this, if anything's been neglected back there it is the bismarck palm fronds because it's an endless battle and we probably missed getting them as often as we should because when they fall, or they're partially hanging, it's a massive piece of ground plant material, so that's true, and ValleyCrest has been instructed to make sure that they pay close attention to the bismarck palm fronds because of their size.

A resident: Well if we can work something out, I'm ok with what Paul said about maybe making it like a dome because the bottom area is very thin, but putting a shape to it, because it's just all over the place and it looks ugly. When I go out of my house I like to see it nice, and my mom is retired and she looks at it obviously at night. Then my other question was going to be basically because I wanted to have an idea, this is the first meeting I've come to, I wanted to know what is it that you guys do and why?

Mr. Winkeljohn: On our website is a whole description of what the District does, you can take a look at that. It's a lot of information.

A resident: Ok, that's fine that's something I have a lot of time to do.

Mr. Cooper: And with regards to the Turnpike, I know that they're going to be eventually coming through and maybe widening the whole entire lane, so maybe we'll have an opportunity to get a buffer, or some type of a wall that they will give us, and maybe 5 or 6 years down the road, but all the trees and buffers, it's been a nightmare over there and we waste a lot of money trying to keep that maintained.

A resident: Even the Turnpike, you constantly have to be calling them, finally we got a guy that actually does call us so that they can cut it, because last year it was up to here, and those are horrendous, and if it's in front of your home you don't want to look at that.

Mr. Cooper: Right and it's all budgets.

Mr. Winkeljohn: Thank you. Are there any other comments from the public?

Ms. Alvarez: Yes, a question came up about, you mentioned that you're responsible for Pebblebrook II of the lake, how far from the lake are you responsible for?

Mr. Winkeljohn: It varies, typically it's where we can cut it with a mower so it's about 15 to 20 feet.

Ms. Alvarez: From the property line?

Mr. Winkeljohn: No, from the bank, from the edge of the lake, from the water up, about 20 feet.

Ms. Alvarez: Ok.

Mr. Cooper: Basically where all the fences are, there's like a whole row of fences, that go around that circle the lake, so pretty much anything from the fence down, if the homeowners put the fence in the right location.

Ms. Alvarez: Ok, and Mr. Baldis, you said you come twice a month?

Mr. Baldis: No, twice a week.

Ms. Alvarez: Ok, and you go through all the areas?

Mr. Baldis: Just the CDD property, I don't address any HOA.

Mr. Cooper: But we'll go through Pebblebrook and we'll drive around and we visit that lake pretty much on a weekly basis, if not twice, at least one time. I think where you're mentioning there's a lot over growth and there's a lot of hedges that have grown over people's properties and that's the responsibility to get the Pebblebrook II management company and the office to ask the board to see if they can get the residents to clean their properties up.

Ms. Alvarez: Ok, because that's the responsibility of the residents, not of the CDD or you?

Mr. Cooper: Correct and sometimes that limits us to be able to handle what we need to do so we at one point a couple of years ago had to do a lot of stuff to be able to access our property areas to maintain it properly over there.

Ms. Alvarez: Ok, thank you.

Mr. Cooper: You're welcome.

Ms. Pabst: I had one last question. Not that I'm so interested but I have been asked, let me ask you and I don't know if the topic needs to be touched here or not but let me ask you, are you guys thinking of perhaps the people around the lake, and I don't know maybe there is in other areas, if they were interested, if a whole line is interested in taking care of their back area, do you know where I'm going with this?

Ms. Castro: Maybe an encroachment agreement?

Mr. Winkeljohn: Right and there are all kinds of property situations here, some people have a fence, they maintain up to the fence, some people are on a lake, and they have a fence, some people leave it open and have a different situation. We have to get around the lake, the lake has a maintenance requirement so we don't allow any fencing, because we have to maintain a certain portion around the lake, so in all those configurations we've dealt with every situation, so it depends on the community you're talking about.

Ms. Pabst: Well what I was going to ask is, for example, this is at Portofino Bay to be specific, the areas, I live behind a lake, and I have been told that perhaps it was considered where we would have it up to the lake, but everybody had to be ok with that.

Mr. Winkeljohn: Right, and on your part of the lake, basically the south side of that lake, that makes a lot of sense, you can't get through, we don't maintain there very much anyway, I don't even think we can mow back there, so I'm not sure how we even get in there.

Ms. Pabst: No they do.

Mr. Winkeljohn: Ok, because there's a fence on the east side, I noticed that, so that's the east access but that leg of the lake is blocked. We have a concept called the lake encroachment agreement where if all those homes, usually it's the HOA, or green space type situation.

Mr. Pawelczyk: Right but we do not have anything like that for the lakes. The only times that this board has done that is to basically block off two ends so people don't cut through and we have a gate there that allows us to maintain it, but you have to be careful because South Florida Water Management District permit says, no encroachments.

Ms. Pabst: In other words what I was asking is I don't see that the HOA would do that, but in other words, that we would take over that area, and we would do the mowing, the cutting and everything, and they turn that piece of land over to the homeowners.

Mr. Winkeljohn: No, we can't do that, we have an obligation, and our whole purpose in this community, our main purpose is to maintain that lake, its functionality.

Ms. Pabst: Well I know that there are quite a few people that are very interested.

Mr. Winkeljohn: Well as I was saying, my laundry list of options, that sloped bank of the lake is designed to create the drainage system, so there's erosion issues and there's lots of reasons why we don't do that but Mike's reason is the best is because our reason for being here is we can't.

Ms. Pabst: Ok.

Mr. Winkeljohn: But upstream of that, we have allowed fences, we've allowed things up to our line, and sometimes if there's a pool or something like that we've reviewed those and said ok, or a fence had to be maybe 6 inches into it, we can deal with little things like that.

Mr. Pawelczyk: Like we said before if you have a fence on either end, so if you have cut through traffic, and kids are walking along that way, obviously we don't want that, so the District has actually done the encroachment itself and put the fence in with a gate so the District has access to that..

Mr. Winkeljohn: Right, so if we can get through there and show access and never give up or access, we're flexible.

Mr. Pawelczyk: Right and I represent about 150 of these Districts and Dennis has a tremendous amount of experience doing this, so look at communities that have, let's say they're HOA where someone owns up to the lake, and you if you find one community that looks nice, I want you to tell me about it. It's a nightmare, there's no standard, some people

have broken down docks, fences that are falling apart in the water and that's what it will look like.

Mr. Winkeljohn: That's the view she has, and her community is the one that wants to put the buffer along there and just to get off topic a little bit, I met with them and my advice to them was to actually go to those homeowners and spend your money in their backyard which will be better dollars spent, because the scale of that view is so far and so low that the cost for plants to block any of it, you would never get any benefit out of it and so that's what they need and it's a sad situation but again, we don't maintain it, we don't have a responsibility, it's an HOA issue.

Ms. Pabst: Right.

Mr. Winkeljohn: Are there any other comments for today's public hearing on our budget? We were allowing a wide range of discussion but it's such a friendly audience we hate to cut you off.

Mr. Cooper: It's nice that you all came out today. We are going to move on to item C.

Mr. Winkeljohn: Mr. Chairman I would then close the public comment portion of today's public hearing.

Mr. Cooper: Yes, I'll make a motion to do that.

Mr. Winkeljohn: A motion is not necessary, just declare it.

Mr. Cooper: Ok, we're going to close that portion of the public hearing Mr. Winkeljohn.

C. Consideration of Resolution #2013-06 Annual Appropriation Resolution

Mr. Cooper: Moving on to item C, Consideration of Resolution #2013-06 Annual Appropriation Resolution, we just need a motion to approve that resolution.

On MOTION by Mr. Aponte seconded by Ms. Castro with all in favor, Resolution #2013-06 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2013-07 Levy of Non Ad Valorem Assessments

Mr. Cooper: Item D, Consideration of Resolution #2013-07 Levy of Non Ad Valorem Assessments.

On MOTION by Ms. Castro seconded by Mr. Cooper with all in favor, Resolution #2013-07 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Cooper: Item E, we just need a motion to close the public hearing.

On MOTION by Ms. Castro seconded by Mr. Aponte with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS

**Consideration of Proposals for
AC Maintenance**

Mr. Cooper: Moving on to item No. 4, Consideration of Proposals for AC Maintenance.

Mr. Winkeljohn: Yes, there was an existing maintenance contractor here and I had staff solicit the one we're using for the gate, because their renewal was coming up, and I thought the price was a little bit high for a monthly maintenance and I would recommend Altman Air.

Mr. Cooper: And this is the one that maintains the guardhouses?

Mr. Winkeljohn: Yes.

Mr. Cooper: Ok, and we haven't had any issues with them?

Mr. Winkeljohn: No, they're local, they're very good and they're very responsive.

Mr. Cooper: Ok.

Ms. Castro: Ok.

Mr. Pawelczyk: The only suggested change that I would have, and I'm just looking at this because I didn't know which one you had approved. The last page, it says at the bottom right before the signature block, the agreement is an automatic

renewal and shall remain in effect unless changed or terminated by either party giving at least 30 days written notice before the anniversary date. So that means you're really stuck in the agreement for a year, but I think if we could amend the motion to say subject to changing that so we have a 30 day cancellation, which we do in our all our agreements, then that would be more appropriate.

Mr. Cooper: Ok.

Ms. Castro: Ok, perfect, thank you.

On MOTION by Ms. Castro seconded by Mr. Aponte with all in favor, accepting the proposal from Altman Air, Inc. for AC Maintenance subject to changing the last paragraph to state just a 30 day cancellation as stated on the record was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Mr. Cooper: Ok, moving on to Staff Reports, Mr. Attorney.

A. Attorney

Mr. Pawelczyk: I don't really have anything to report on. I'm working with Paul on the Univest lease agreement for equipment that we've already approved but otherwise that is really about it, unless there are any questions.

Mr. Cooper: Ok, thank you.

B. Engineer

Mr. Cooper: The engineer is not here today so we're going to skip down to item

C.

Mr. Winkeljohn: Well I don't know if I mentioned at the last meeting, but he is finalizing the construction plans for the Boulevard, drainage correction. They were preliminary plans for design concept and we need to go to full construction drawings so that's taking place and as soon as those are done, I will have a price and if JVA goes to the unit price from the construction that we already used them for, it's small enough where it's not a bid requirement, I will probably recommend them to go ahead and get

that going, it's in the bond fund proceeds to pay for the first half of that and the other half comes from assessments. So I just wanted to give you an update that the engineer has that and he's working on it. He also did an update to our maintenance drawings and our maps, not just the ones at the gates but the whole thing for showing who, what and where, and that's really been helpful, I gave copies to staff here so they understand the lines of responsibility a little bit better, so that's his update.

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

Mr. Cooper: Moving on to the field manager's report, Dennis?

Mr. Baldis: We're just doing pretty much general maintenance and we're hoping to get through the summer here as far as weeds and things growing. Also we're preparing for the fall, like I reported at the last meeting, we're going to be looking for direction on the rotation of the flowers if you have suggestions, anything you'd like to see along those lines. I've been working with Curtis, he's asked me to look at the up lighting behind the signs, the LED lights. I had Coastal Source who is the manufacturer of those fixtures to come out and look at them. They really don't have anything more powerful than what they have right now, they even improved their fixture as far as making them more water tight and things like that. They did an inspection and they saw that we had replaced some of the fixtures that weren't their fixtures and they're calling them inferior and suggesting that we replace them all. We still have some bullet lights in certain locations and they're suggesting that we change those out and put their fixtures in along with their light bulbs and they gave me an outline of what they would suggest and it's replacing 27 lamps and 4 fixtures and then repairing one of them, if you recall these fixtures are very small, and they're brass and they're very expensive so we came up with this concrete devise to put them in and one of those needs repaired. For the cost of the bulbs and the replacement of the fixtures it does not include labor, it's \$2,766.60. There's a problem just like we have an issue with medjool palm, there's well lights there. The well lights are now getting older, there's water seeping in, we change a bulb, water gets in, and the bulb blows out, and we've changed gaskets in them. Two

weeks ago we changed one, and ValleyCrest changes the light bulbs but I had the electrician come out because the bulb kept blowing and he put a new gasket in and I looked at them today and they both have condensation inside so the bulb is going to blow out, so it's a never ending battle. Well lights are notorious for that because they're actually in the ground. The only place I really had success with very little problems is when they're in a concrete median illuminating flag poles because there is no water to seep in because they're embedded in concrete the whole way around. So to make it 100%, we would have to go with what they designed previously and replace them and put these other bulbs in. We've taken some of the bullet lights, the bullet fixtures if you're familiar with what they look like, and we put LED lights in those that you can buy at Home Depot but they're very expensive and they're exposed. They're just sitting there so the water is going to fill up the bullet and then you have to go buy another light bulb for \$30. The LED lights are the up and coming thing, but it's \$275 for that light fixture and if someone, whether it's a maintenance guy, or whether it's someone cutting through back there, they break them and it's \$275.

Ms. Castro: Ok, now \$2,000 and something I think is a little bit steep for light bulbs.

Mr. Baldis: Well it's also for their fixtures too.

Ms. Castro: Yes, I understand so it's the entire thing that we have to fix, that is too much in just one sitting, is there any way that if we really had to go with this alternative because they really are the best and they really are sealed and it will avoid further money being thrown down the drain, down the line, if we can do it maybe in waves and we don't have to do all of them at once.

Mr. Baldis: Sure you can do anything you like, the problem area we really seem to have is Campbell Drive and Waterstone Way. That's where you see them broken. The other areas are fairly secured and there's just not that much foot traffic because it's more remote, people are walking on the sidewalk and not trying to cut through, but up here there seems to be a lot of people all the time because of the school and it's close to Campbell Drive which is close to the city.

Ms. Castro: So if we go with this, it will ensure that the light bulbs will last a little bit longer even though we have to pay a little more?

Mr. Cooper: We've had those light bulbs for 3 or 4 years now, so we haven't really done any real servicing.

Mr. Baldis: That's true, we haven't done much replacement and the one we replaced we bought a less brand fixture just for the sake of trying to save money, because I don't want to be coming in here and saying I need \$500 for two fixtures, plus the labor to put them in, we've tried to manage the money we have efficiently, but to put it back the way it was, that's what it would cost.

Ms. Castro: Well it's not too efficient in my opinion to have to change a \$30 light bulb 5 times a year when we can buy one for \$500 that will last us 5 or 10 years.

Mr. Baldis: Now when those fixtures were chosen it was to get a certain look, and that's what was decided, there are lots of different fixtures that will light up the area.

Ms. Castro: So maybe that's another option, look at another fixture that's not as expensive.

Mr. Baldis: Maybe I can meet onsite, Curtis has been coming on a lot drives and we can meet them out there and see if we can work out a solution for less lights, more bang for our buck.

Mr. Aponte: But the fixtures that we have now, not the ones we replaced, those are doing well, they lasted 3 years, right?

Mr. Baldis: Some of them yes, but they get damaged.

Mr. Aponte: Right, and they sound expensive but you have them for 3 years or more.

Ms. Castro: Well that's what I'm saying, that I'd rather have one expensive thing that will carry us for a couple of years than a cheap thing that we have to constantly replace.

Mr. Baldis: Well they get damaged, and I could guess who damages them, and I would say that maybe the guy who puts the holiday lighting up has broken a couple,

the guy from ValleyCrest may have broken one, it could be our guys and it could not be them.

Mr. Aponte: They usually do go out during Christmas.

Mr. Cooper: I just don't want it, and I know things take a while and things have been a little bit slow, and anything with government drags by, so I just don't want the community, we were down with the monument lighting for about 4 or 6 months and you can't be doing that if we're being this proactive.

Mr. Baldis: Right, and that's another thing to be addressed there, because we had Henry Ortiz fix those lights, the one that we had in, they're pretty inexpensive to get them back up and running but they're only one color, so that needs to be addressed, so if you want to change them then we're going to have to go and revisit them, but it's like you buy an expensive car, the repairs are expensive and that's why the colored lights on the Waterstone sign it was a nightmare to get someone to even look at them and then we finally did and then one guy wanted \$750 in fuel charges just to come and look and we went through all kinds of crazy things and then Henry said I can fix them and he got them working and they're acceptable right now but if we're going to change the colors, that's going to be another nightmare and Curtis did a lot of research on the different remotes to do that.

Mr. Cooper: Well that's something we have to address because that's going to be about \$2,000 each fixture to change out those lights.

Mr. Winkeljohn: And sticking to the monument lighting he needs probably I would guess \$3,500 or \$4,500 not to exceed amount.

Mr. Baldis: Right, and that would be more than enough.

Mr. Winkeljohn: You throw a number at it and let's move.

Mr. Aponte: Yes, \$3,500 and that was my next question would be labor, I don't have a problem with this, I'll move.

Mr. Cooper: Ok.

Mr. Lopez: So this is only here and the front, right, the south and north side, did we get any other bids?

Mr. Cooper: Well in order to get more bids we would be spending more money to put a different product in there.

Mr. Lopez: So was this the best price?

Mr. Baldis: Coastal manufactured the fixtures and then you have to hire the electrician to install them.

Mr. Winkeljohn: Right, and Mike just to bring you up to speed, we researched all the up lighting and ground lighting components and Coastal a South Florida manufacturer who recognizes that it's wet here, and we also had them stolen so many times that we found a vendor who manufactured them out of durable materials, and also anchors them in the ground with a concrete block of cement that he pours, so yes the construction of the fixture, and the board, and not everybody was here, but the board went through this and he is about the only thing local that can do the job.

Mr. Lopez: So is this lowest price we can get for the best quality product, is that what you guys are telling me?

Mr. Winkeljohn: Yes, without a doubt.

Mr. Lopez: So we were only able to get Coastal to do this for us? \$3,500?

Mr. Aponte: Well Coastal is really the only product available out there and it's proven 3 years and they've lasted and they're still going.

Mr. Lopez: Ok.

Ms. Castro: Can we make sure though because if they do this before November when the Christmas lights go up that they are really careful and they don't break them again?

Mr. Cooper: Maybe there's something that can be looked into possibly like a cage.

Ms. Castro: But a cage, no I don't think so because then you reflect the cage.

Mr. Cooper: Well no, some way to put a cage around it.

Mr. Winkeljohn: If it's really close it won't and you don't want the cage to be seen so the one behind the monument might be a good idea.

Mr. Baldis: You know there are fences and hedges but they're not full proof. Before the installation of the holiday lights I can go take photographs of the fixtures and say, because there's a fall schedule that I'm working on, because it's an outline of when the mulching gets done, when the flowers go in, when the pressure cleaning happens, and that's all been worked out and ready to be finalized the first of September, and I do this for all my Districts and if you want a copy again it's an outline, but I can take a picture and say, you're coming on this day, this photo was taken, send it to CDI and send it to ValleyCrest because they could be the culprit too, and say, if this is what I need to do to make people more accountable, then I will, and I've worked with both of them a long time and they're only as good as their employees.

Ms. Castro: Ok.

Mr. Lopez: When did you guys obtain the bids for Coastal? Did you guys do this on your own?

Mr. Aponte: Maybe 3 years ago or so, maybe longer than that.

Mr. Winkeljohn: It's more than that.

Mr. Lopez: Are these floods light that are out here for the towers?

Mr. Winkeljohn: Yes.

Mr. Lopez: So 3 years ago and the price hasn't varied at all in 3 years? I mean this new bid that we're voting on now for the towers?

Mr. Winkeljohn: The new fixture was \$100, 4 years ago, it was a \$100 per fixture and it has not changed.

Mr. Lopez: So 4 years ago and it has changed.

Mr. Winkeljohn: 27 lights, it's still \$100 right?

Mr. Baldis: No, it's different, there's 27 light bulbs. The fixture with the bulb in it is \$275, I'm not sure what it was when we bought it the first time but that's what he's telling me know.

Mr. Winkeljohn: Well the fixtures, I remember they were about \$100 each for the fixture.

Mr. Baldis: Then you throw the bulb in.

Mr. Lopez: So what we're voting on right now, this price, when did we obtain this price for this work that we're going to do?

Mr. Baldis: He was out here this past week.

Mr. Lopez: This past week?

Mr. Baldis: Yes, I asked him to come out and do an inventory of the lights, at Curtis' request because the lighting isn't up to par. The bulbs, the LED lights, they're going to lose their brightness over time also.

Mr. Lopez: And besides this particular vendor, this past week, did anyone else come to see the towers?

Mr. Baldis: No.

Mr. Lopez: No, no one else came to see the towers?

Mr. Baldis: No, we called them because they're the manufacturers of the fixture and also one thing the board considered at that time is the local vendor and these folks are out of Marathon, so that was also put into the equation.

Mr. Lopez: So based on past experience with this particular vendor, Coastal, that's why we're making a decision for them now?

Mr. Aponte: They're the only vendor that makes that specific light fixture.

Mr. Lopez: So nobody else makes that specific light fixture, we checked, we've done the research?

Mr. Cooper: Correct.

Mr. Aponte: Correct.

Mr. Cooper: This is specifically made.

Mr. Lopez: So what I want to know is we researched this and no one else makes that particular fixture.

Mr. Cooper: Correct.

Mr. Baldis: People make similar fixtures, but the quality is different. If you pick up one of these fixtures, the concern with purchasing these is to make sure no one could walk away and that's when the board came up with this cement that they get imbedded in and buried because of the quality of the fixtures.

Mr. Lopez: Ok, so the quality is different. So this is the company that makes the best quality fixture at this price?

Mr. Baldis: To my knowledge.

Mr. Cooper: Mike we could have another company and we can get a bid for all the monuments to redo everything, but it's not going to make sense though.

Mr. Baldis: We can do that.

Mr. Aponte: And just to add locally, we can probably get somebody in California, and we can probably find someone elsewhere, but we still have to pay for shipping, and we still don't know whether the product is going to work or not.

Mr. Lopez: Well why would we do that, why would we have to find someone in California, why can't we just get a local electrician to go up there on a ladder and check those lights and just give us a quote?

Mr. Baldis: Well these are on the ground, they're shooting up.

Mr. Lopez: Ok they're in the ground, well wherever they are, on top, on the ground, can't we just have someone else come out and give us a quote?

Mr. Cooper: Well the lights, they're not going to be able to put the exact same stuff that we have there, so if they put something even less par or something similar to that.

Mr. Aponte: The history with it Mike is that what we had there before got wet, and when it gets wet it burns the bulb out.

Mr. Lopez: But still, why don't we have different bids on different companies?

Mr. Aponte: Because there is no other company that makes this fixture that we found.

Mr. Lopez: Then there has to be a company that makes something different, or something similar.

Mr. Aponte: That would be more money.

Mr. Cooper: That would mean that we leave everything else out.

Mr. Lopez: But I want to make sure, I understand it, even if it's more money, I still want to see a piece of paper in front of me that says it's more money, I don't want to make a decision just based on this one.

Mr. Winkeljohn: I think what's not being clearly stated or outlined is apple to apple, there is no such thing as a manufacturer of underground light fixtures for Florida, he is the only one that makes his own lights, the rest of them buy them off of catalogs. He literally casts his own brass, he builds the light with his own hands.

Mr. Lopez: That's fine, that's perfect, I agree with that, I think it's great.

Mr. Winkeljohn: So you're not going to get what you're looking for, what you're looking for is an apple to apple bid comparison, it doesn't exist.

Mr. Lopez: It doesn't exist at all?

Mr. Winkeljohn: No, there is no such thing as a manufacturer of underground lighting.

Mr. Lopez: So you're going to tell me there's no one else that builds their own casings, builds their own lights?

Mr. Winkeljohn: No, not down here, not for Florida.

Mr. Lopez: Well it doesn't matter where they are located, in Alaska, in California, we should have a bid from them.

Mr. Winkeljohn: That was the piece of information I think was missing.

Mr. Lopez: We should still have a bid from them, no matter what.

Mr. Winkeljohn: That's one opinion.

Mr. Lopez: No matter what, we should still have a bid from them.

Ms. Castro: Well how can they bid, they're not going to come from California.

Mr. Lopez: Management has to ask them, management has to tell them, this is what we have to do.

Mr. Cooper: Mike they're going to have to come out.

Mr. Aponte: It will take 6 months on something that's never going to happen, this is from experience.

Mr. Lopez: This is what I'm telling you guys I would do, I worked for Floridian Bay Estates as the president right now that I am, this is what I would do. They tell me Mike, which has happened to me, these lights you installed because you wanted them to look red, white and blue all year long, they're no longer working, you want the same lights, the guy who makes them, makes the light, and then the other people who make them, they're located in Oregon, just as an example, regardless, I'm still going to get the guy who made them for me initially, and the people in Oregon, or the company in Oregon, to submit a hard copy, a paper bid where I can have that to present, because what you're asking me technically to do is vote on something that I haven't seen other options on, unless you guys have already researched and done the work, then that's something different.

Mr. Winkeljohn: That's what we keep telling you.

Mr. Aponte: That's what we're telling you we've already gone through all of that.

Mr. Cooper: To put things in perspective, there's 32 lights, give or take a few in one direction or the other at all these monuments that we have installed right now, and 4 of them are damaged, and we need to replace the LED bulbs in them. So for us to go, and I'm just speaking for myself, I don't think it would be smart to waste any more time to have the community look the way it does at nighttime, to wait to find a possible company to give us bids for 32 lights to light up our monuments at the cost of \$3,200 it's going to be like \$10,000, \$15,000 or \$20,000 to replace all those lights.

Mr. Lopez: We should still have it.

Mr. Cooper: Well we could do that in the meantime after we get everything up and operational again, but right now we don't have lighting that we need.

Mr. Lopez: We should still have it because you know what's going to happen when I'm asked, ok you voted for \$3,200 project, but where are the other options? Even if they're \$10,000, \$20,000, \$30,000, \$40,000 or \$50,000, which I'm not going to vote for, granted, but I still have the hard copy of the other options available which is fine, which right now we don't have.

Mr. Winkeljohn: And in routine repair and maintenance you basically have a mental threshold of bidding and cost comparison and multiple vendors, when it's something that you've already gone through the process, and you're repairing a percentage of something, you've already gone through that process, so you've already basically set the unit price, if you will, for this item, so that work has been done. The other component that maybe is in this discussion that might help is the experience of having dealt with in ground lighting. Our immediate experience is the lights were all broken when the District was beginning its maintenance responsibility, they were brand new, and they were already broken, and so we said, that fixture was a waste of time and a waste of money, the developer put it in there, let's not go with that, let's go with something better. Dennis Baldis enters and goes out and identifies 3 or 4 solutions, that are either very similar to what didn't work or on the far right of the equation, post. Now I've done in ground lighting for 25 years within 10 miles of here, when I was at Ocean Reef which is a wet salt water environment, the only light fixture we could put in the ground was made by Coastal. Dennis found him on his own, I found him on my own.

Mr. Lopez: That's fine, I've already accepted the fact that Coastal is the greatest company on the planet making their own casings, making their own lights, that's fine but I can't vote for a project that I don't have other hard copies.

Mr. Winkeljohn: And you're not voting right, you were supposed to be helping with the discussion.

Mr. Lopez: Regardless, if Coastal's the best or not, I still want to say ok, Coastal's the lowest price for the best quality product, which I always agree with, but I'm not going to go with Coastal unless I'm able to see company A, company B and then company C, Coastal, and like I said.

Mr. Aponte: I agree, and I respect your decision, so then your vote should be no, which is fine.

Mr. Lopez: Well I'm doing this with you because I want to make sure.

Mr. Aponte: No, that's fine I respect that opinion.

Mr. Lopez: I'm going to vote no.

Mr. Aponte: Yes, I respect that.

Mr. Lopez: But I also want to say that, however, I want to go on the record to say, that I'm going to vote no because you don't have two more bids to show that this is the actual lowest price for the best quality.

Mr. Winkeljohn: Everyone understands that.

Mr. Lopez: Well everyone may understand it but I don't have evidence to prove or support whatever you guys are saying.

Mr. Winkeljohn: Well yes you do, actually if you look in your book, let's go back a couple of pages, there's an air conditioning maintenance, we totally understand, everyone gets it, the renewal came up for air conditioning maintenance, did you get one, no, you got two. We totally have evidence that we understand and we're trying to help you realize that there is years of history and there's years of experience that this doesn't apply.

Mr. Lopez: We still have to do the same thing for this.

Mr. Aponte: It does not apply for repair.

Mr. Lopez: My vote is no.

Mr. Aponte: That's fine.

Mr. Winkeljohn: That's fine, we're trying to help you understand there are some situations where we cannot hand you what you're looking for, it doesn't exist, it isn't fair, I could come up with one piece of junk, that won't work and it will be less expensive and then we have to explain why we're wasting your time.

Mr. Lopez: So we're going around in circles, no Paul is saying that he can come in here with a piece of paper to show me that it's a piece of junk and won't work, and yes, I want to see it, I want to see the paper of the piece junk that's not going to work, I want to see it.

Mr. Aponte: Which is fine, I hear what you're saying, and that's why you're voting no, and if I was in your shoes and I wasn't part of the whole original lighting project I would probably vote the same way, but in this instance we've already done

our research, pretty much this whole board was here when we did the research, so we're comfortable with it.

Mr. Lopez: Well I'm the new guy on the block, I understand that. I'm the new guy on the block, odd man out, whatever you guys want to say, and you're right, I am the odd man out, and you know what I don't have a problem being the odd man out you know why because it's a position that I'm not only familiar with, I like to be in, because I'm the guy who roots for the underdog during the superbowl. Underdogs, that triumph, makes everything a whole lot better, I'm supposed to be a statistic, not the guy who's studying to one day become a trauma surgeon now, I wasn't supposed to be this guy, I'm supposed to be something else to be a statistic and I'm not, so I understand, I like being the odd man out, the guy that's the underdog, whatever it is, whatever technical term you want to apply. What I'm telling the board is, that I'm voting no for the reason that we need to have hard copies.

Mr. Cooper: Duly noted.

Mr. Aponte: Duly noted, and I just have one more thing to say before we end this conversation, we all have been, if you want to call it the odd man out, because when I first started, I didn't know what was going on and you just started so you didn't know what was going on, I was lost with a lot of stuff.

Mr. Lopez: That's why I'm saying that, and don't take this the wrong way, I'm just trying to follow through with protocol and I'm trying to apply some common sense practice.

Mr. Aponte: I respect that.

Ms. Castro: Would there be another vendor that could provide lights for that particular fixture that was custom made?

Mr. Aponte: No, it doesn't exist.

Mr. Baldis: No.

Ms. Castro: Ok.

Mr. Winkeljohn: No electrician, there's no manufacturers in South Florida that make their own lights. He came to our meeting, he made a presentation versus several

other contractors that we had only paperwork for, and it was extremely clear to the board at that point in time that this was a unique situation and it's a sole proprietor which a situation where there are not multiple vendors for. That is this situation.

Mr. Aponte: In addition to the point that we even tested, remember we tested those lights for a long time at no charge, they came out here at no charge, we tested those lights before we even made the decision, there was a lot of research that was done. Again, I respect your decision based on the fact that you weren't around when it happened and I probably would vote the same way if I wasn't a part of it, but we made a vote on it and moving on.

Mr. Cooper: Let me just make a comment and we'll move on past this. Sonia to address your concern with regards to having another company install something within that fixture, with regards to the monument lighting, with a resounding notion that was made to me by every company that I called, and Dennis called, is they don't want to take responsibility if they didn't do the work and that would mean changing out all three items, the LED lights, the controllers and all of that, they would not just go ahead and guarantee the power supply and everything is going to end up working, so nobody is going to say, yes, I can put a light in that fixture and guarantee the work and have anything stand behind it, so if this wasn't a repair issue, I'm all about getting bids and proposals, and let's bring other companies, and this a different light that we're going with but for us to continue with the same look and feel right now at this time for the price that it is, and a product that's given us years of workmanship that's where we're going so basically if everybody's had an opportunity to discuss this, I would call for the approval of this, and we already had a motion made by Mr. Aponte.

On MOTION by Mr. Aponte seconded by Ms. Castro with 3 in favor, and 1 opposed, authorizing staff to replace and repair up lighting of 27 lamps and 4 fixtures, not to exceed \$3,500 as stated on the record was approved.

Mr. Aponte: Alright, next topic. Mr. Baldis, do you have anything further for us?

Mr. Baldis: No other than if you have a preference on the annuals?

Ms. Castro: What did we do last year?

Mr. Baldis: I think we had impatiens.

Ms. Castro: Colors?

Mr. Aponte: They do well, because these last annuals didn't do very good.

Mr. Baldis: Lots of rain.

Mr. Cooper: I think we did red and white I believe.

Ms. Castro: The gold mounds have taken beautifully.

Mr. Baldis: Alright, so we can try to find something like that.

Mr. Aponte: So we should probably talk about color so that we don't get a limited supply this time around.

Mr. Cooper: Yes, we were a little bit behind the eight ball so we had to get taller plants and these actually have lasted more so than some of the other plants you've had earlier on in the year. Dennis sent me an option as far as we can go traditional, we've got red and white now pretty much.

Mr. Baldis: Right.

Mr. Cooper: We can do red and white again for Christmas time.

Mr. Baldis: If you don't want to do impatiens you have a choice, you could stick with begonias. I also have a geranium that you could use, so you have choices.

Ms. Castro: Do you have them there?

Mr. Baldis: This is the geranium and I just started to get this decision so I can put the order in, so they're ready when we need them.

Mr. Cooper: I think the geraniums are good.

Ms. Castro: These are the geraniums, they look pretty.

Mr. Baldis: They were used last year in some places. I've never used them but I was told that they were very successful.

Ms. Castro: They're bigger than the begonias so I'm assuming that the flower will be bigger?

Mr. Baldis: Well they're different, you can see on that photo that some of them are getting ready to bloom and some of them aren't, it's a different look and again I have not used them. Curtis is always asking me is there something different to use, so I keep asking and inquiring from growers what would you suggest and this is something they say.

Ms. Castro: They look really beautiful.

Mr. Aponte: Yes.

Mr. Baldis: And another thing, on this note, you probably realize about the hanging baskets here at the clubhouse are gone, they were just impossible to get anything to grow in the rain, but the baskets have already been planted and are growing now, so when they come up it's going to be all of sudden, and we're growing them actually in the baskets, so it's not even something planted and it's going to be in its home, so when it comes here it will be thriving.

Ms. Castro: These are the only two colors that you have?

Mr. Baldis: I believe they come in white.

Ms. Castro: No, no white because we need color for the fall, so this is a good selection.

Mr. Cooper: I think mix it up, put a few of them all together for the geraniums.

Mr. Baldis: Well I need to know because I have to give them my order.

Mr. Cooper: I would say mix up the color, make it beautiful.

Mr. Baldis: When you say mix up, what do you mean?

Mr. Cooper: Multi-colors.

Ms. Castro: It's only 3 colors apparently, white and these two, so for the fall if everything is going to be dying, I'd rather have a burst of color, rather than white.

Mr. Cooper: Yes.

Mr. Winkeljohn: Red and pink mixed?

Ms. Castro: Yes, they look beautiful.

Mr. Aponte: Yes, they look really good.

Mr. Baldis: Alright, so red and pink?

Ms. Castro: Yes.

Mr. Aponte: Yes, red and pink.

Mr. Winkeljohn: In a mixed configuration as opposed to rows or patterns.

Mr. Cooper: Correct, just intermixed.

Mr. Baldis: Let me ask you this, and it's all preference but if you could give me some direction on do you want 50/50, do you want more red, more pink?

Mr. Cooper: 50/50.

Ms. Castro: Yes, 50/50 would be good, we can mix them in.

Mr. Cooper: There's even some purple I think, isn't there some purple here?

Ms. Castro: No that's not purple that's pink.

Mr. Cooper: Ok.

Mr. Aponte: Pink and red, I think some are deeper colors than others.

Ms. Castro: You know what they can do, the really colorful ones they can mix and match however they want, so they can give a different look to each part, they can do annuals at this entrance, maybe more red than pink, and the other one more pink than red, and they can make everything look beautiful with the same flower but everything will look different, so let them be creative, I guess is what I'm saying.

Mr. Cooper: Don't let them be creative, you need to give them direction, because we might not like it.

Mr. Aponte: The direction is 50/50, and mix them up.

Ms. Castro: Yes, and mix them.

Mr. Winkeljohn: What happens with this type of annual is they grow randomly in terms of where their flowers are, so what you get, if you put two pinks and two reds next to each other in perfect symmetry, it won't look symmetrical because each plant grows randomly in terms of where its flower is, so you could put three reds and three pinks right next to each other, it won't look like that from the road, so if they just plant

them in 50/50 ratios you're going to get just what you're looking for at random, but to say let's do this area more red, than that one, don't do that, it will never work.

Ms. Castro: Ok, so 50/50 and that's it.

Mr. Winkeljohn: Let nature do its thing.

Mr. Baldis: That's all I have.

Mr. Winkeljohn: Thank you Dennis.

Mr. Cooper: Thank you Mr. Baldis.

D. Manager

- Clubhouse
- Gates
- Series 2008 Cancelled Bonds
- Consideration of Proposed Fiscal Year 2014 Meeting Schedule
- Discussion of Financial Disclosure Report from the Commission on Ethics

Mr. Cooper: Moving on to Mr. Manager and the clubhouse.

Mr. Winkeljohn: Yes. As you guys know since our last meeting the pumps were replaced, the pool reopened, everything is good there. A leak re-emerged, also our pool maintenance contractor's company, Serenity Pools, is no longer Serenity Pools, it was purchased, so I asked Maria to review their work on a month to month basis, and should the new owner not be performing up to speed we would issue a request for proposals from various pool vendors in the area, or large scale, whatever to see what we could get and review their price because when somebody changes their company without notifying us and just does it, I was immediately suspicious of the situation. That being said, the leak situation accelerated, and it was getting worse and worse and we were adding water to it, and in fact today the health department was here because when the water level dropped, more water was added to the pool immediately, but the chemicals were not available to match the flow of water so the pool lost its balance a little bit and it turned a little green looking and it was a little bit cloudy, it was probably well within specifications but nonetheless somebody called the health department that the pool was out of spec, so they happened to show up today. The pool is back in total balance now, but the leak is still there. They proposed a repair to the leak, I think the leak is not there

anymore, it was repaired Monday or Tuesday, midday, they came in and fixed it and it looks like it's holding. I happened to be here when the inspection was going on, so we've got a few punch items on the pool, there's some labeling on some equipment that's missing, and things like that and so when we get their final report we'll take care of it, but I know what some of those are, so we'll take care of those right away. I did want to mention that a family of ducks has decided that the best place to live is now inside the pool gate, and they're getting bigger, where they can't get in and out of the fence pretty soon so hopefully we can have somebody rush them out of the gate and they'll stay out, but that's not a good situation to have a family of ducks living in your pool area. There's no food hopefully for them, but it's not a good situation, so basically we've been working on that. I have some design and pricing going on to alter the fitness center as we discussed at our last meeting. I don't have anything of value to discuss past that, we're still working on it and there are some code considerations I haven't nailed down yet but I'm working on it. Moving on to your gates, gatehouse #1 had an electrical short in the modem which connects its electronic systems to the network and allows information to flow. We had no idea that went down because the system I have set up is on my router, not on Comcast's router, so the IP address still looked like it was live but it was not flowing data effectively to the right systems, it was pinging and giving me a good response, but nonetheless we figured out what it was and Comcast changed the modem yesterday, it activated today, and gate #1 has gone maybe two weeks without new data flowing to it, so we're having a little bit of a headache with new people who just had new decals put on that use gate #1 because it's not showing up because the new code hasn't shot out to that computer. I don't really know how to do that without waiting for the modem, I used to do it with a thumb drive but that would delete too much, so it's risky and I don't want to risk that, I don't want to lose everything at gate #1, as far as the history of the E-Passes there, so I think we're out of the woods, but that's it. Coming up in the next few months, all the PCs, at all three gates have to be changed, they can no longer operate the software that's required. All of our different systems have a version, and you know this from your home computers I'm sure, the version has updated to the

point where it can't operate on our old operating system, those PCs are from 2008, they can't operate the latest version of Windows so you'll be seeing, and it's going to work out to about \$3,000 per gate to put in all new PCs that are bold enough to handle what we're doing because they have to handle camera feeds, from Milestone, they have to handle ID scanning and they also have to show the cameras so the guard can see them. They don't hold a lot of data but they have to be able to function with a pretty robust video capability, so that will be coming to you. Just for entertainment purposes I guess, I put in the agenda a copy of the cancelled bonds from the 2008 Series, and that just shows you when we refinanced our bonds, and actually 2004 is in there, when we refinanced they literally have a notice back to the original bondholders that their bond was cancelled and they were sold to somebody else, so I just thought I'd let you know that was final. The funds as you may know, flowed into our account on the 30th of July and we're ready to roll, so the refinancing was done, and the rates went skyrocketing shortly after our closing so we were really happy to pull that one in. Sonia still has her financial disclosure form not showing but I think she got an email from them.

Mr. Pawelczyk: Her's is actually in, I just checked.

Mr. Winkeljohn: Ok, well my book is a week old, and she has taken care of it since then, so congratulations to the South-Dade Venture CDD supervisors for your responsibility.

Mr. Cooper: Just let the record show that Sonia has stepped out of the room for the moment.

Mr. Winkeljohn: Yes, thank you.

Mr. Pawelczyk: Also, Monica has not filed.

Mr. Winkeljohn: Yes, Monica has not, so excuse me, with the exception of Monica, everyone has filed.

Mr. Pawelczyk: If anybody knows how to get in touch with her, I know I've sent her emails, and Paul's office has also.

Mr. Pawelczyk: Yes, I've texted and emailed the last known information so we'll try to chase her down, and I think everything I'm doing is reflected in the budget, and that's all I have.

Mr. Cooper: Thank you. If you all don't mind, if we could just go back to Mr. Baldis for a moment, I just had one question that we didn't address, and I guess we need direction from the board so that he can address it correctly, it's the monument, actual coral, whether or not we're going to go ahead and address either growing of foliage on the coral rock, or taking care of it.

Mr. Baldis: That's right. Each monument has coral backing and moss type plants started growing there, and during our drive it was discussed, should we leave that, or let it go and we decided that it's basically a Coral Gables look and we're not certain if you want us to continue to let it grow and see what it looks like. We could do that, and in a few months we're going to be pressure cleaning everything and if it's not looking the way people want it, we can just blast it off when that time comes but if you see it on there some people say, you're not doing your job, and we say, no we're actually trying to see if people like that, and so if you see it that's why it's still there.

Mr. Winkeljohn: Right, and the coral stone backing has two levels of maintenance, one of them is to allow it to have natural growth on it, and to allow a fern or two pop out of it, it's just a matter of taste, some people will pressure clean it. The faux coral, if you pressure clean it, you'll break it apart and the real coral stone will also break apart, but when you add that much moisture in there and pull out the algae you allow it to grow back faster, it's basically a lose/lose scenario when you pressure clean coral stone, so perhaps if the foliage isn't desired you can herbicide the foliage and leave the rest of it alone but once you try to do anything to it you can get very inconsistent results so that's just something to think about.

Mr. Baldis: Sure.

Mr. Cooper: Just let the record show that Sonia has joined us via speaker phone.

Mr. Winkeljohn: Hi Sonia.

Ms. Castro: Hello.

Mr. Winkeljohn: So did you need any direction?

Mr. Baldis: No.

Mr. Winkeljohn: I skipped over one item on mine, the fiscal year 2014 meeting schedule. We renew that by motion, and if there are no changes we advertise for the full 12 months, we hold meetings as business requires on our regular fourth Thursday sequence, so if there is no desire to change that I would ask that be approved by motion.

Mr. Cooper: Have we adjusted the meeting for around Thanksgiving time?

Mr. Pawelczyk: I can tell you that, I think Beacon Tradeport did adjust theirs.

Mr. Aponte: I thought it was changed.

Mr. Winkeljohn: Yes, it's noted on there that it's been moved up to November 21st as an exception, the point of the exception is it falls on Thanksgiving, so yes.

Mr. Cooper: Ok, alright.

On MOTION by Mr. Aponte seconded by Mr. Lopez with all in favor, accepting the proposed Fiscal year 2014 Meeting Schedule as presented was approved.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Cooper: Moving on to Supervisors Requests and Audience Comments, Sonia?

Ms. Castro: My only question really would be regarding the repairs that they did along the newly planted plants, sorry for the redundancy, but I noticed that in some areas, where there were plants, they replaced it with grass rather than the plants that we used to have, and is that material going to be replaced to what we had there originally or are we going to be stuck having to replant and picking up the bill for this construction?

Mr. Baldis: It will be replaced by the contractor.

Mr. Cooper: Sonia, did you hear that, Mr. Baldis said it's going to be replaced.

Ms. Castro: No, I didn't.

Mr. Cooper: The contractor is going to be replacing it.

Ms. Castro: Ok, perfect, thank you.

Mr. Cooper: Ok, anything else?

Ms. Castro: No, that was pretty much it.

Mr. Cooper: Ok, great. Mr. Lopez any comments from you?

Mr. Lopez: I'd like the record to reflect that we did look into the Walmart situation across the street from us. I think Paul had mentioned it, I wasn't here last month, so the month before that that he was going to look into the matter. I also looked into the matter and that is a county issue and we can't do anything about that, so I've been asked by a lot of homeowners if we were doing anything about that Walmart, so I responded to that, it's the county that made that decision not the City of Homestead.

Mr. Winkeljohn: Right, and in terms of zoning and approval processes that land was properly processed well before, or about the same time this community was built is what it looks like, and the contrast is had it been a city project, the city's zoning requirement would have triggered mailed notices to residents within a certain proximity things like that, for a change or use of zoning that affects residents and because we're on the border between Dade County right there on our east side, it turned out that there was no notification, there was no participation in the process, because it happened, and from everything we could tell, Walmart has the development rights to put in a Walmart there.

Mr. Lopez: Last month I met with, I've been trying to meet with as many board as I can, and last month I met with the master board again, and I met with a couple of the community boards, and they gave me a list of things they would like see done, I have not emailed you a list, nor am I going to email the list because I think I'm going to apply a strategy of coming here and doing things in person, like back in the good old days where no one walked around with a hard drive in their pocket, they did things the way they should be done, in person, face to face, no cell phone, no emails, which could be misconstrued as being an animosity email or whatever you want to call that, so I think this new approach coming here and doing things in person, and I have a list and I will come in every month with the list, some things will get added, some things will get taken off I hope, and hopefully we can get things moving and then I won't be getting those complaints or those concerns and I hope you guys don't mind me doing it this way.

Mr. Cooper: No, great.

Mr. Lopez: Sometime applying the good old days strategy is a good thing, the good old days, that generation fought a world war, and won it, and you actually reap what you sow, so we're actually taking advantage of that part of the work and sacrificing previous generations. Also the parking on Waterstone Way, during school hours, I don't know if you guys have noticed but cars are parking all along the side and then some residents or parents who are coming to pick up their kids, and today I actually saw one of the weirdest things I have ever seen, when one parent parked right on the street, got out of the car, and walked over to the school and everyone behind that woman was pretty much stuck.

Mr. Aponte: Yes because today there was a lockdown in the school and the parents got a very bad message and so they were all running from their cars.

Mr. Lopez: Well I wanted to ask because that's what I figured, maybe it's a lockdown, is that a common practice for parents to come parking on the side of Waterstone Way?

Mr. Winkeljohn: It varies but generally the first week of school you see all kinds of a range of behaviors but it will get reeled in. What we do is we assign the off duty officer because that's the center of activity in the whole District, the off duty officer assists with traffic there, and I'll make a note to contact Captain Rey to make sure that they're starting to push the anxious parents which many of us are, into a routine that's safer.

Mr. Lopez: Speaking of Captain Rey, I communicated with Captain Rey on another issue that was brought to my attention by some parents, and Captain Rey responded and he was very kind and I think the issue has been handled, and I just want to inform you guys of that. The gates have been giving us a lot of trouble, I've been getting a lot of emails, a lot of text messages, pictures sent to me, I can show you pictures of the gates with traffic backed up all the way up to 137th. I really don't even know how to begin with gates, we have to either fix the problem or find a way to curtail this type of situation from occurring. I think we should just re-issue stickers so if we have a homeowner who was having trouble coming in, we announce it, either in the next

Waterstone Living or we send out a mailing or whatever we have to do, come get your stickers, that's one way. I don't agree with closing the gates down because I've had some homeowners say, just close them down, and I don't agree with that because they're in. I didn't agree with the high cost to build them but the gates are there and we have to make the best out of \$900,000 gates which we can do, so I don't agree with just closing them down. The board also can promote a different type of behavior at the gate by communicating more, we don't communicate as much as we should and communication is key. We should also do a survey, and ask people what do you think about the gates, do you like them? Do you hate them? Do you want to do something different with them? That's always good to get input and that helps us to make things flow a little bit easier. A survey is really important, I'm not going to start doing it now because like you guys know until September 30th I'm committed to something I'm doing for myself and my family but, as soon as I'm done with it, I will definitely help you, if you help me and we can get a survey done, every home in the community, we stop, we knock, and we talk to them. FPL, because we mentioned it today, there's no reason why I should be paying less than you when only a lake is dividing us. It's something that makes no sense, so I think we should also be more proactive in getting this community on that same electrical grid. That's really something we should be focused on and constantly grilling, constantly. I would also like to know if I could have a spreadsheet, and this is part of the list, everything I'm trying to do, this FPL was brought to my attention from Waterstone II homeowners, so a spreadsheet showing the clubhouse finances, because I get asked all the time, the tax that's being levied should only be going to clubhouse #2 from taxes from Phase II, right.

Mr. Cooper: Yes.

Mr. Lopez: So there's always that back and forth, so I would like a spreadsheet that shows the costs.

Mr. Cooper: I think that's the budget finances.

Mr. Winkeljohn: Yes, the budget is constructed exactly with that.

Mr. Lopez: No, I know we have budget, I looked at it, and I'm not a financial guy, I have no clue how to file my own taxes, that's why I use Turbo Tax. So just a simple spreadsheet that shows how much tax revenue came in from this to this, how much revenue this produces here, and how much expenses, just so we can again have material support of what gets said, and I know we have a whole array of items, so I would just like something separate.

Mr. Winkeljohn: A schedule that breaks it out.

Mr. Lopez: Certainly, just something separate that is there to just respond.

Mr. Cooper: We can do that.

Mr. Winkeljohn: Yes, the budget is designed to do that, so it's just pulled right out of the budget.

Mr. Lopez: Just to be able to say, this is how much money came in for clubhouse operation, how much money the clubhouse produced in rentals, parties or whatever it does, this is how much the expenses the clubhouse has, and then this is here. I think Steve Jobs once said that, genius is not making something complicated, it's making something complicated simple, so I think this is just a way of, and I don't know, maybe I'm being complicated, and maybe things are just as simple as they should be but I just feel this is something that's going to help me as I continue to move forward and communicate with the boards for the time that I'm on the board, and hopefully if I do end up leaving Waterstone I can leave it a lot better than I found it, which is what should be our ultimate goal anyway because like I said a little while ago, I'm reaping the benefits of previous generations of hardworking sacrifices, we all are, some of us take it for granted, other take advantage of it, like I am, as a Cuban born immigrant who came here at the age of 4 with his grandmother, and should have been a statistic, I took advantage of my previous generations hard work and sacrifice and now I'm going to move forward in life with my family, so that's all I have to say at this time.

Mr. Pawelczyk: Mr. Chairman, may I be excused unless there is any other legal issues, I have to run to another meeting?

Mr. Cooper: Yes, you may, thank you for your time.

Mr. Pawelczyk: Is there anything else board?

Mr. Aponte: No, we're good, thanks Mike.

Mr. Winkeljohn: Thank you Mike.

Mr. Pawelczyk: If anything comes up, just call me.

Mr. Aponte: If you don't mind, if we could close the meeting because I have to run too.

Mr. Cooper: Ok, so Miguel you don't have anything?

Mr. Aponte: I don't have anything.

Mr. Cooper: I don't have anything.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Cooper: Moving on to Financial Reports, I need an approval for the check run summary and also the balance sheet and income statement.

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

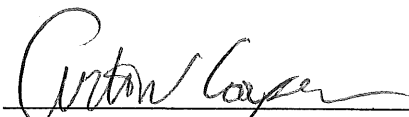
EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Cooper: Then I just need a motion for adjournment.

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


Secretary / Assistant Secretary


Chairman / Vice Chairman