

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

A special meeting of the Board of Supervisors of the South-Dade Venture Community Development District was held on September 13, 2018 at 4:00 p.m., at the Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida.

Present and constituting a quorum were:

Bradley Compton	Vice Chairman
Sonia Castro	Assistant Secretary
Miguel Aponte	Assistant Secretary
Mike Lopez	Assistant Secretary (by phone)

Also present was:

Paul Winkeljohn	District Manager (by phone)
Scott Cochran	District Counsel
Ben Quesada	Clubhouse Director

**FIRST ORDER OF BUSINESS**                      **Roll Call and Pledge of Allegiance**

Mr. Compton 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**                      **Public Hearing to Adopt the  
Fiscal Year 2019 Budget**

**A. Motion to Open the Public Hearing**

Mr. Compton: The first item is the budget hearing. For purposes of the record and to be consistent with what we said before, as a result of an error on the property appraiser site, we cannot increase the assessments beyond last year's levels so anything we approve here would be at or below last year's levels. Are there any other comments or discussion on the assessments?

Mr. Cochran: First you need to move to open the public hearing on the budget.

Mr. Compton: Okay, then I will entertain a motion to open the public hearing on the budget.

On MOTION by Ms. Castro seconded by Mr. Aponte with all in favor the public hearing was opened.

**B. Public Comment and Discussion**

**C. Consideration of Resolution #2018-05 Annual Appropriation Resolution**

Mr. Compton: Okay. The public hearing is now open. Any discussion?

Ms. Castro: There is no discussion. We cannot increase it.

Mr. Compton: Any other comments, Scott?

Mr. Cochran: Just for the record, there is no public in attendance today, so there is no public comment on the budget and the Board members as previously discussed due to an error somewhere with the county or a third party vendor, the advertisement for the public hearing was not provided by mail to the homeowners. However, the budget hearing for today was properly advertised so we can approve the budget, but we cannot increase the assessments as Supervisor Compton mentioned and they will remain the same from last year. If there is any discussion, we can discuss the budget. Paul indicated it reflects the amounts that are appropriate based on last year's levels so that is what should be in your agenda books, along with the resolutions. If there are no further comments, a motion to approve Resolution #2018-05 Annual Appropriation Resolution would be in order.

On MOTION by Ms. Castro seconded by Mr. Compton with all in favor Resolution #2018-05 the Annual Appropriation Resolution was approved.

Ms. Castro: Since we cannot increase the levels, is there any way we can do a special assessment if there comes a time when we need to do a special project like trimming trees or trees falling over in the event of a hurricane?

Mr. Winkeljohn: Yes, you have the ability to assess at any time. That assessment would require similar steps. The one we are doing today is coinciding with using the tax collector's office for the revenue collection, which is the least expensive and most effective method. To do a direct assessment, you get a massive percentage of confusion and it doesn't go well. Historically direct bills often create massive financial problems because

of the differences and who actually pays. The one catchall for that or solution to that is to come back the following year and take the people who didn't pay the direct bill then have an assessment hearing to put that on their tax bill so they get two years of confusing billing systems. I am trying to paint the logistics of it, but it is feasible and something you can do. Because of the political backlash on items like that I would discourage putting yourselves through that because you are financed well enough today. But your point, Sonia, if a catastrophe were to happen, absolutely. You could also do a loan against future tax revenues. You have other financial options.

Ms. Castro: Okay. Perfect. Thank you.

**D. Consideration of Resolution #2018-06 Levy of Non Ad Valorem Assessments**

Mr. Compton: So the next item would be Consideration of Resolution #2018-06 Levy of Non Ad Valorem Assessments. Resolution #2018-05 sets the budget as what we are going to spend and Resolution #2018-06 levies the assessments to fund the expenditures for the budget so that is the revenue side.

On MOTION by Ms. Castro seconded by Mr. Aponte with all in favor Resolution #2018-06 Levy of Non Ad Valorem Assessments was approved.

**E. Motion to Close the Public Hearing**

Mr. Compton: And now we just need a motion to close the public hearing.

On MOTION by Ms. Castro seconded by Mr. Aponte with all in favor the public hearing was closed.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution #2018-07 Amending the Fiscal Year 2018 General Fund Budget**

Mr. Compton: Item #3 is Resolution #2018-07, which amends the budget for fiscal year 2018.

Mr. Winkeljohn: I just want to remind the Board members why you need to do this. At the end of every fiscal year, you adopt the adjustments in the line items of the budget you had. You made changes, maybe spent more in one line item and less with

another, but for audit purposes it does require that we amend the budget to reflect the actuals so that is essentially what this is.

On MOTION by Mr. Aponte seconded by Ms. Castro with all in favor Resolution #2018-07 Amending the Fiscal Year 2018 General Fund Budget was approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2018**

Mr. Compton: The next item for consideration is the engagement of the auditor for fiscal year ending September 30, 2018.

On MOTION by Ms. Castro seconded by Mr. Aponte with all in favor the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2018 was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Compton: Staff Reports. Mr. Attorney?

Mr. Cochran: I do not have anything specific to report today. I think you are aware of the situation with the budget. That is the only thing that has transpired since the last meeting of significance, but if you have any questions I will answer them.

**B. Engineer**

**C. Field Manager**

Mr. Compton: Do we have an engineer's report?

Mr. Quesada: We finished the tree trimming along Waterstone and 137<sup>th</sup>. There is something I want to discuss momentarily about additional work. We have some hazardous leaning trees now along the perimeter of 137<sup>th</sup> between Publix and our main entrance along the exit there leaving through Guardhouse #1. We also have a tree that we have staked several times by the bridge that we are going to remove. We have re-staked it twice since Hurricane Irma and it is not completely uprooted. I am not sure of

the species but it is some kind of Asian Japanese orchid tree along the perimeter of 137<sup>th</sup> that has not done well post-Irma. They are leaning towards the fences. So I have a proposal that I brought today. BrightView is proposing one full day of labor, which is a flat rate of \$1,440 to remove these hazardous trees. This is just a flat rate they are giving us and any additional work they have to do that takes more than a day they will do, but that is what they are going to charge us for the work. There are six or seven trees.

Ms. Castro: Is there any estimate for replacement at least of this tree or the orchids that Paul likes so much?

Mr. Quesada: I have the list in my office, but I don't recall seeing orchid trees in there. Again, this tree happened to be in a location that wasn't good for it. The ones we have the most issues with are the yellow tabebuias, which are not included, and the orchid trees. During and after the storm, the trees that did the worst were those types.

Mr. Aponte: So that is probably why there aren't orchid trees on that list.

Mr. Quesada: Yes, correct. Oaks did surprisingly well so they are on there.

Mr. Compton: Do we have a motion to accept that proposal?

On MOTION by Ms. Castro seconded by Mr. Aponte with all in favor the proposal from BrightView for removal of trees was approved for the amount of \$1,440.

Mr. Quesada: We have our permits finally secured for the asphalt project. I am just waiting on a commencement date so please bear with us as we are working on those final details, but we are really close to starting. We should have all of that done and will commence before the holidays and by Thanksgiving we should be in good shape. I will update you all as soon as I have a date for you on the asphalt project. The painting project is about 45% to 50% complete. We have a punchlist of items we are going to be going over tomorrow with Rigo, who you met at the last meeting. The caps are painted and the letters were just painted within the last 24 hours. It looks really nice and is blending in and taking your eyes off the back wall, which is what we wanted. You will be getting a report and as soon as I get it I will forward it to you from Sherwin Williams, which is the

third party objective party in all of this to make sure they are honoring the warranty with the labor and it is being done according to scope.

Mr. Compton: I think the colors look very good. I am very impressed with it. Much better than the previous color. I am quite pleased with it.

Mr. Quesada: I sent you all an email yesterday. We are working on some minor repairs throughout the District and are waiting for a large stump to be removed out there on Waterstone Way and were able to make sure they did all of the fence work in one day. I haven't heard anything yet, but I am waiting to hear an answer as far as them paying the other half of the fence behind Portofino Lakes. Today is their meeting.

Mr. Compton: Was that also your field report or do you have anything else?

Mr. Quesada: I kind of gave you a hybrid, but any questions you have I will be happy to answer. One other update I wanted to mention is that Myra has been talking to vendors for the lighting ceremony. We are really ahead of schedule compared to previous years because of her contributions. I have a list here because there are certain things that we are hoping to get sponsorships for that we are going to start working on now that we have the pricing for it. We are looking roughly \$5,127 in expenses for bounce houses, rock walls, and some other things the Masters can contribute to for the event. We did talk to a face painter, which I have to talk to you about. There is also a crafting instructor and she wants to charge us for the services. I think last year we did pretty well with volunteers and that will save us some money to do it that way, so we are getting there. I do think we will have to provide MOT signage and police officers, like we have always done in years past. The MOT is already drafted so again we are looking at some expenses on the District's side for miscellaneous supplies to make that event happen.

**D. Manager**

Mr. Compton: Paul, do you have anything for your Manager's report?

Mr. Winkeljohn: Just thank you for the accommodation today and congrats on a successful year and end-of-the-year meeting. Looking forward to October and a new kickoff.

Mr. Compton: Thank you. Just a question, I don't know if it is for Paul or Ben, which one of you is more up on this, but I just want to follow up on the discussion we

had at the last meeting regarding making the website accessible and how we are doing with that. Any update on that?

Mr. Winkeljohn: Yes. I have been doing some research and have a couple contractors that I think can do the modifications. I don't have anything tangible to discuss beyond that, but as we get samples from vendors that can do a site, I will be happy to circulate that information.

Mr. Compton: Good. Very good. Thank you.

**SIXTH ORDER OF BUSINESS                      Supervisors      Requests      and  
Audience Comments**

Mr. Compton: Are there any Supervisors requests? There is no public here for audience comments.

Ms. Castro: Mr. Cochran, I was going to ask you did we resolve all of the encroachment agreements with Portofino Oaks and the homeowners that were having the problem with the city.

Mr. Cochran: My understanding is we did. Paul and management took the lead on that and I asked Paul I believe at the last meeting about that. I think it was all resolved. We didn't get involved because it wasn't necessary.

Mr. Quesada: We were able to locate half of them and pass them along to those homeowners. Any other cases that came up between them Paul was nice enough to work on getting whatever they needed. I have not heard anything for several months now from any of those homeowners.

Ms. Castro: My other question would be about the exit operators at Guardhouse #3. We already received the check from the insurance company, right?

Mr. Quesada: Correct and we ordered the new operator. It should be getting here soon. I need an update on the amount, but they did order the operator and replacement. I spoke to Joshua from Southern Asphalt. He was here this week already two days ago. I sent him the plans we have from Guardhouse #1 because we want the speed humps if we do put them there to be identical as far as the dimensions go. I am waiting on a proposal, but I will be happy to bring it to a meeting and discuss that option. We can

always get Juan involved, but I think from what I understood from the feedback I have from the Board is that you wanted to concentrate on the exit for the speed humps. I asked for a price for the entrance, too, just so we know what the whole thing would cost.

Ms. Castro: We don't have much of an issue with the entrance.

Mr. Quesada: The distance between your entrance and 137 is a lot shorter than the other community, so I do agree, but for sure exiting is needed.

Ms. Castro: I do have an announcement, not really more of a request, just for you to know and spread the information, we are going to be the Master for Waterstone II is going to be hosting a haunted house for the weekend before Halloween. I believe that is October 27<sup>th</sup>. We are going to be conducting it for everybody who wants to attend. Brad and Mike, if you want to get some flyers and hand them out to the Master I so your residents can come over and participate.

Mr. Compton: Thank you. Anything else?

Ms. Castro: We missed the fence.

Mr. Quesada: We already approved the work.

Ms. Castro: We approved the work, but we needed to pick a color. Do we have a recommendation from Rigo as far as the floor? We were stuck on the color because we didn't know how we were going to paint the floor.

Mr. Quesada: He recommended painting the floor the trim color, which is Gibraltar, a darker color, and obviously the walls and railings are going to be acid gray.

Ms. Castro: But we shouldn't paint the railings acid gray. It is too light a color. We are going to run into the issue we had with the white fence.

Mr. Quesada: Keep in mind you do have a ten year warranty with Sherwin Williams so honestly from a maintenance standpoint, you guys should not have to worry about that because if they do in accordance with the specs from Sherwin Williams, they have to honor the paint.

Ms. Castro: It is the cleaning that I am worried about.

Mr. Quesada: I understand and you are free to choose as you please.

Ms. Castro: Every time we trim the grass we will have to clean the entire railing.

Mr. Quesada: We have to decide soon because they plan to start working on the clubhouse next week. The lights are coming tomorrow. Our contractor is going to start light installation early next week so you should start seeing them placed up little by little.

Ms. Castro: So we should pick a color. You know what we should do? We should see how Gibraltar looks on the floor and then pick a color that will match Gibraltar because it is really hard to choose a color for that railing if we don't have a visual.

Mr. Quesada: Okay. After the meeting if you want to give me a couple ideas? Tomorrow morning I am meeting with him and I can discuss those options. I think that is a good idea to concentrate on the building first, then the floors to see how it will match.

Ms. Castro: Okay, good.

Mr. Aponte: Ben, I saw the email that went to the city regarding the drainage at Guardhouse #2. With the excessive rain we have seen tons of flooding and obviously the pavers are shifting again. We have to patch that up. Any word on that yet?

Mr. Quesada: I met with Mike from CBI, formerly of Rockline. What he is saying about Guardhouse #2 in particular, and I talked briefly to Brad about it, we are going to have to sit down and talk to our engineer and he is telling us we have a fishbowl effect there where the grade of the road meets the sidewalk swale. It is almost too low on that side. That is his professional recommendation. He has gone in there and last year he cleaned it twice. He went in there this year to see what is going on. There is nothing out of the ordinary, but he thinks it is the grade. That is his professional opinion as far as that goes so I think we need to consult with an engineer. I know Paul has some experience with that, but that seems to be the direction we are heading with that entrance.

Ms. Castro: So what is the direction?

Mr. Quesada: Basically to speak to our engineer to see what can be done to possibly redo the grade if you want to fix that issue long-term.

Ms. Castro: We just redid that entrance.

Mr. Quesada: You are talking about the pavers. There are still some bare sections where there is asphalt, and again it has to do with the slope and where it meets the soil, and where the sidewalk and curbing are.

Ms. Castro: But this is why you brought in the engineer to foresee all of these things and aid with this problem we have been having for ten years now.

Mr. Compton: Is what they are thinking the problem is that it doesn't slope down towards the drain at some point and there is essentially a slope backwards from it right around where the guardhouses are at, that is where I think all of the water is pooling?

Mr. Quesada: Yes. He said it is basically like a fishbowl effect so you kind of have the road pitching this direction, but you also have the swales kind of curving in a similar direction and all of the water seems to accumulate there. And remember this is all interrelated. You have lake levels and pressure that factors into the equation as far as speed and drainage. I also spoke with Christopher from S.F.W.M.D. this morning, who is a supervisor there, but he also got me in touch with their superintendent. There is a lot that factors into them moving the water from our canal system. Everything goes to Biscayne Bay. They have to monitor tide levels. I sent them an email this morning and will update you on what they say, but I think while the storm drainages still need to be done in some sections, I want to evaluate everything once everything has been cleaned and then see if we can meet with our engineer to see if there are any issues beyond that.

Mr. Aponte: Just to clarify something, when we redid the entrances and pavers, the reason we did that was because of the pooling water, not to move the water out of the way. We already knew that there was an issue with drainage there. All we were trying to do is not have to go in and redo the actual substrate, which is expensive. So now step #2 is how do we get that water moved out of that area? It is becoming a problem not only for the District, but it is also pushing that water to the adjacent communities. Those drains just so happen to meet right next to each other so those areas now are also flooding.

Mr. Winkeljohn: What the next step might be is to go ahead and have Juan identify the areas and make an actual elevation and match it to be the approved drainage plan, and then we can all look at the drawing and see right away where the problem is if we have a couple new elevations:

Mr. Compton: One part that really concerns me and maybe I missed out on something because this is around the time when I was coming on here, although when I

met with Mr. Alvarez outside to go through these plans, it was not something he brought to me, is the fact that this drainage has been an issue for quite some time. This is not a new thing. While the pavers were not necessarily specifically targeted to fix the drainage problem, that is something I would have expected an engineer to bring up, saying something doesn't look quite right here and maybe while we are doing some other work we could make some adjustments to improve it. Maybe at that time we would've said it was too expensive or we aren't going to do it right now, but that is a different issue. To my knowledge, that was never brought to the attention of the Board that there may be some type of construction issue that sounds to me like it could have been fixed at the time. From an engineering perspective, that concerns me a little bit, but our engineer is not looking at issues like that and providing us with the feedback we need when we are making these decisions.

Ms. Castro: That is exactly what I thought. If you bring an engineer to see what the needs of the community are, in his plan he should be able to suggest how to fix all of the issues that we have, especially in that area by Guardhouse #2.

Mr. Quesada: Well for now, I can work with S.F.W.M.D. to see if that alleviates the issue a little bit and continue finishing the cleaning. I think long-term what maybe Paul suggested is to get the engineer here to do the elevations.

Mr. Aponte: Something has to be going on though. That didn't happen before. This issue wasn't there before. It just came up within the last four to five years. Prior to that, we didn't have flooding issues so something definitely has to be going on.

Ms. Castro: The flooding used to happen in Guardhouse #3.

Mr. Aponte: Yes.

Mr. Winkeljohn: That is what we need to see if there is something on the modern drainage plan versus a couple actual elevations so we can evaluate it and see what is different because it doesn't make sense. You are right. Four or five years ago, the only drainage invasion into the drainage system was at Gatehouse #3.

Ms. Castro: Okay, then I guess we need to wait and hear from another engineer or our engineer and see what comes of it.

Mr. Winkeljohn: Well I am taking Brad's lead a little bit that if I can get a drainage plan from an outside surveyor to mark some key spots and then I can take and sit down with them, we can see where the water would be going. You can simply see it once the elevation changes and we can see what we are looking at.

Mr. Compton: Anything else, Mr. Aponte? I think that management now has direction there.

Mr. Aponte: No, that is it.

Mr. Compton: Mr. Lopez: Do you have anything for us?

Mr. Lopez: No, I am good, but I do want to say one thing if I can. With regards to the engineering, I am okay with that, but I do want to say something with regards to the TRIM notice and assessment. I know there is going to be another time and place to discuss this in more detail to get down to the bottom of it, however it is our duty to always put things on the record and show transparency so I want to make sure that we inform our constituents that we are looking into what happened and there will be a detailed report as to whether this is fixed or not and we will make sure that it doesn't happen again next year. I think the consequences could have been much worse. We could have just gone without any tax revenue collected so I think it is something we do need to inform everyone about during this meeting. That is all I have to say. Thank you.

Mr. Compton: Thank you, Mike. I don't have a whole lot. Just a question, Ben. The gate by the lake on the Portofino side, wasn't that fixed back in August and it is now broken again, or is that the same problem?

Mr. Quesada: There are two. One gate was fixed between Lake #8 and Portofino Oaks back there, but there is another gate by Lake #7 I think on the other side of Portofino Lakes that I have recently seen is off the hinges. I couldn't tell before because the gate door was closed, so whether or not it was on the hinges or not, it was securely shut. From what I understand that one was repaired and the one in front for Waterstone Way is what I recently discovered.

Mr. Compton: The one I am specifically referring to is Lake #8, the one between Portofino Lakes and Portofino Oaks on the front side, the Waterstone Way side.

Mr. Quesada: I don't know about that one. The one I was aware of is on the other side, but I will make note of it.

Mr. Compton: Maybe there was miscommunication. That is the one I was referring to in the middle of August when I brought it up before.

Mr. Quesada: I apologize, but we will get it addressed and have someone come out very soon.

Mr. Compton: I was out there last night looking at it. While it is on the hinges, you can take it and pull it off the hinges very easily. It is not locked. With kids going through the area and coming through the gates, that is an issue we need to stay on top of so if you can address that please. I don't have anything else. Unless there is an objection from the Board, I don't think we need to have a second meeting in September at our regular scheduled time.

Mr. Aponte: No.

Ms. Castro: We agree.

Mr. Compton: Okay. Then do I have a motion to adjourn?

**SEVENTH ORDER OF BUSINESS      Adjournment**

There not being any further business to discuss,

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

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman