

**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, September 27, 2012 at 4:00 p.m., at the Waterstone Clubhouse, Phase II, 1355 Waterstone Way, Homestead, Florida.

Present and constituting a quorum were:

Miguel Aponte	Chairman
Curtis Cooper	Vice Chairman
Monica Elliott	Assistant Secretary
Sonia Castro	Assistant Secretary
Regina A. Echols	Assistant Secretary

Also present was:

Mike Pawelczyk	District Attorney
Paul Winkeljohn	District Manager
Dennis Baldis	Governmental Management Services
Lee Seaman	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call & Pledge of Allegiance**

Mr. Aponte 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  
August 23, 2012 Meeting**

Mr. Aponte: Moving on to item No. 2, Approval of the Minutes of the August 23, 2012 Meeting. Are there any corrections?

Ms. Castro: I have corrections, a couple actually. On page 2 of the minutes, it reads, "Stonegrove" and it should be "Stonebrook". On page 6, at the top, the first line, it says, "No", and it should be "Now". On page 12, we're missing the word "it" on the 4th line down from the top. Then on page 14, down in the middle of the page under Mr. Winkeljohn, the second sentence, after the word "ongoing" it should be "basis".

Mr. Winkeljohn: What page was that?

Ms. Castro: That is page 14, and here, I'll give you my book.

Mr. Winkeljohn: Perfect, thank you.

Ms. Castro: And then I believe this is the last one, we should go ahead and basically read over this again, the very long paragraph on page 16 and 17 that I'm assuming that was you Paul, because I really doubt that we "light our carts" here in the clubhouse. It reads, "I have to find the right mechanism that lights our carts before we design around it". I assumed it was "cards", so that's what I put, but just in case.

Mr. Winkeljohn: Yes, it's cards.

Mr. Cooper: I think it should be "likes our cards", l-i-k-e-s.

Mr. Winkeljohn: Yes, that's right, "likes our cards" is what it should be, so we'll make those corrections.

Ms. Castro: Ok, so here's my book and those are the only corrections I have as of this moment.

Mr. Aponte: Anyone else?

Mr. Cooper: I have one on page 18, for my section, under the second Mr. Cooper, it says, "update everybody for the project video", it should probably say, "clubhouse project audio/video". That's all I have.

Mr. Aponte: Ok.

Ms. Echols: I had emailed my changes to Chris.

Mr. Winkeljohn: Yes, we already got those in here.

Mr. Aponte: Ok, then we would just need a motion to approve with those corrections.

<p>On MOTION by Ms. Elliott seconded by Ms. Castro with all in favor, the Minutes of the August 23, 2012 Meeting with the indicated changes were approved.</p>
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### THIRD ORDER OF BUSINESS

### Staff Reports

Mr. Aponte: Moving on to item No. 3, Staff Reports, A, Mr. Attorney?

**A. Attorney**

Mr. Pawelczyk: I am happy to report that I don't have anything specific to report on, so there is nothing really that I was following up on from the last meeting and I think Dennis has that I worked with him on, but specifically I don't have anything, unless there are any questions from the board.

Mr. Aponte: Does anybody have any questions for the attorney?

**B. Engineer**

Mr. Aponte: Alright, moving on to item 3B, engineer Paul?

Mr. Winkeljohn: Nothing new to report today.

Mr. Aponte: Ok, good.

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

Mr. Aponte: Item No. 3C, Field Manager, Dennis?

Mr. Baldis: Yes, we've been working on the electric out front here at the clubhouse, near the front some lamps were broken, and hot wires, so that's all been corrected so there's no hazard, some of the light fixtures still need to be replaced. I eliminated some of the light fixtures, and if you look out around the shed area, they're just right next to a parking spot so instead of fixing them I just had them cap them and put them closer to the ground so the electric is there if you need it for anything, but to put another light there I think it's going to get hit over and over again. The FPL easement off of Waterstone Blvd. where the trees fell down and we tore out the fence and we cleaned it up and the homeowner there was concerned about when that was going to be fixed for people walking in their backyard. So I went ahead and got a price to have that repaired and it was \$650 and I authorized that and that fence has been replaced, so we just felt we needed to do something instead of waiting and waiting, so that's been taken care of.

Mr. Winkeljohn: Right, and from a management perspective, when you get a safety or security complaint and it's for a reasonable amount of money, and I know we were thinking long term when we could wait when we didn't have any other reason

than the obvious trimming of the trees and at this time we just said we're not really ready to decide and we're not in a position to solve this issue, so we went ahead with that repair just as a safety concern.

Mr. Baldis: Also, we have the mulching, and the annuals, tree pruning, and the pressure cleaning and the holiday lighting all scheduled to be taking place, and some of that is beginning now but in October through the first week of November, all of that will be taken care of prior to race week, so that's all been set up and we're just hoping that we don't have any major storm or anything to interfere with that because a lot of work and effort goes into doing that event, and a lot of timing to get it done, so all that is taking place.

Mr. Aponte: Is that going to include the pressure washing at all the guardhouses as well?

Mr. Baldis: Yes, just like we did last year, everything at Waterstone Blvd., Waterstone Way and I'm going to talk to him about coming here now and doing it, so I don't think that's going to be a problem. We talked at the last meeting about getting prices for medjool palms and silvester plams that we may consider to put around the clubhouse here. The unit price for the medjool palm at 7' to 8' is \$6,457, so if you wanted 10 of them it would be about \$70,000. Also we talked about a silvester palm which is in the same family, the unit price for that is \$1,950 which is considerably less.

Ms. Echols: So can we switch?

Mr. Baldis: Well we talked about trying to do some upgrades at the clubhouse here a little bit at a time and we talked about putting them out along the lake bank so when you look out there, and they're nice palms, and I have a photo of them and I think Curtis showed part of them on his IPAD or his phone.

Ms. Castro: I think I remember last time when Curtis brought up the idea we also discussed the canary palm tree, do you recall how expensive that one was, because it basically looks like the medjool.

Mr. Winkeljohn: Right, they're closer to the medjool and they are a much greater diameter and they have basically a ball, they're called the pineapple palm.

Ms. Castro: So maybe they could be an option if they are more or less around the price of the silvester and they would basically look like the medjool, without it costing us as much.

Mr. Aponte: Sonia, have you ever seen the actual silvester, if you go to Pointe, right there at the entrance there's actually a silvester palm and people confuse it with a medjool all the time, because it's almost identical.

Mr. Winkeljohn: Yes, they're very similar.

Ms. Castro: Ok.

Mr. Baldis: I think the date palm and I think the date palm is going to be more than the medjool palm, probably more than the silvester, and they're extremely slow growing and I didn't actually consider them, but that's the information that I wanted you to know for you to consider. I talked to a couple of the board members before the meeting about the golf cart and it seems to be experiencing problems so down the road I don't know what we're going to end up doing with that, replacing it or repairing it, so right now it's basically been hit and miss whether it's operating properly and that's all I have for today.

Ms. Elliott: So we need to make a decision on the palms to be put there or is that something we're just discussing for later?

Mr. Winkeljohn: I'd like to tie that in with the landscape design that we're pursuing, and I'd like to just do it, it would look great, I could probably guess where to put them, but if you do that and then we have the landscape architect say, well that's right where I would put X,Y and Z, then we could work with that also.

Ms. Elliott: So when you tie it in with the landscaping is that something we're going to have in next year's budget?

Mr. Winkeljohn: Yes, and when the board says, I would like at the clubhouse a look that includes specimen palms, like a silvester or medjool, that will be incorporated into any design, so I agree, it's a strong, when we decided to put one of them in, debate was, when you put one of these in, you really are raising the bar that any other palm you put in that isn't at that level will be invisible, so you basically invest yourself and

now that we have the signature one at the roundabout, it fits to put it in with the clubhouse.

Ms. Elliott: Yes, and that made a big impact for the community and I think we got a lot of positive responses when we put in the one palm so if we have something that's identical to it that would be good.

Mr. Winkeljohn: Right, and I wouldn't recommend the \$6,000 palm when the reality is you'll be able to get more for your dollar, so that's obvious, but when it's not such a direct focal point, such as when it's to line a building or to line a walkway, you don't need it to be the highest quality palm because it's not a driving down the middle of the road look.

Ms. Elliott: That's a nice looking palm right there, it's beautiful.

Mr. Aponte: But they have to actually be maintained to be kept that way, because they do go dull after a while and I think they spray them with at least some type of a chemical for them.

Mr. Winkeljohn: Yes, they actually oil them with like a linseed or something that gives them a nice rich look.

Mr. Aponte: Dennis, did we get the old man palm?

Mr. Baldis: Yes.

Mr. Winkeljohn: Where is it?

Mr. Aponte: Is it the small one that's sitting in front.

Mr. Baldis: Yes, that's the old man palm, it's right in front of guardhouse #2, and they still have to put a little bit more of the bushes in around it, but it's been installed.

Mr. Aponte: Ok.

Mr. Aponte: Does anybody have any questions for Dennis?

Ms. Elliott: Ok, so we'll revisit that altogether with the landscaping project.

Mr. Winkeljohn: Right, it's part of our overall project and what I like to do is once we have a design and it will be a budget number that we can't bite off all at once

but what we can do is, once we know the location, we can start putting in the material and getting every upgrade we can get. Are you finished Mr. Field Manager?

Mr. Baldis: Yes, that's it for me.

**D. Manager**

- **Clubhouse**
- **Gates**

Mr. Aponte: Alright, moving on to item 3D, Manager's report.

Mr. Winkeljohn: Yes, and I think everyone is probably aware through their relationships with your homeowners associations that the staff here at the clubhouse through Continental was changed, there is an interim manager here and everything is great. From the District's standpoint, nothing has changed, that may not be good news for you but before we were not getting a lot of the services for our \$70,000 or whatever we pay that we had envisioned, when staff is creating most of those problems or is participating in those problems, and so when staff is changed it gives you an opportunity to be part of the hiring process and that's something I'm looking forward to, but also because of the time of year and the budget cycle I'm not really ready to suggest a specific solution but we may want to look a little bit closer at our overall management plan for the clubhouse. I think your goals and my goals may not be realized by a HOA management company being on site, but maybe they are, I don't know, but all our problems could go away and we could be very happy with the right person working here, so it could be that simple, and this is no reflection on the other staff that has been retained, they do an excellent job and we've had no complaints, not even one, from any staff member here, so everybody is very helpful and very friendly to any staff member that is still here. So because of the budget timing I'm really not in a position to suggest some ideas. My firm has generously volunteered my time to keep up with the efforts here at the clubhouse, and I think you guys know that I'm on the email until 10 or 12 o'clock at night with little issues around here, and obviously I'm not going to stop helping because there is no manager here and I've been doing it for years now for free so why not continue to do it.

So I will tell you that they finished, and Miguel can tell you also, they wired up the electrical closet because they wired it up for a couple hours of tech time and they put it back together so it looks much better, but it's still a utility closet and that's what it is, but it does look much better and there's nothing hanging down, literally, so we're good with that. The AV setup should start next week, and when that gets finished the audio that we're not using tonight, this is for appearances only, will be easier to work with as part of the system, so we'll plug our tape recorder into this machine like we used to, so that's a big upgrade. The last thing, with the camera system, that's working obviously and what we did get was the license that we specified for here was an equal license for all the other gatehouses and that's actually a mistake, what we purchased was a server license so we would have a server rack mounted and it was just a typo on the order form, and that will be fixed. What it does is it gives us the opportunity to do gatehouse #2, because the piece of equipment that came here, the license could transfer to there and there would be no new purchase for that one, but we would end up buying the next set of licenses. I informed you at the last meeting I added one license plate camera license to each gate and it was really interesting to see the car go into the gate and I don't know if you guys saw my video, but it's been repaired and I don't know if you knew but Necco Construction came a day after I called them, finished it and they charged about \$3,500 for that repair. The engineer's estimate came back the next day, it was \$7,500, he also repaired a couple of scratches from high vehicles not going in the right lane, so for \$3,500 we got a pretty good deal.

Ms. Elliott: It looks great, you can't tell.

Mr. Winkeljohn: Right, and they're good workers, they know the area and they know their gates because they built them. So the camera has been ordered that was destroyed and when that gets installed then I'll have the total cost and the labor time, because they don't know what it's going to take for the bracket and everything until they do it, when that gets done I'll have the total cost from Global combined that with the physical reconstruction and the father has been in here two or three times asking what he owes, and his insurance company will be paying that. That's all I have on the clubhouse



and the gates, so I would like authorization to pay the \$10,000 to put the server system, the NVR system at gate #2, and we have sufficient funds now that we're at the end of the fiscal year to do that.

On MOTION by Ms. Elliott seconded by Ms. Castro with all in favor, authorizing payment of \$10,000 for the NVR server system to be installed at gate #2 as stated on the record was approved.

Mr. Winkeljohn: Thank you, and that's all I have. I know Sonia, I circulated as many copies as I could print of the furniture that she is bouncing around and Sonia do you want to talk about this?

Ms. Castro: Yes. So the intention with this furniture was twofold, first of all I wanted to know more or less in what direction you wanted to go.

Ms. Elliott: Casual.

Ms. Castro: Ok, so you can see that we have different grades of being casual with the furniture. The pallet, never mind the pallet because we can fit that to accommodate our current decorations here, but more or less to have an idea of what it is that you want. In one of them, it is an arrangement of chairs and a chaise lounge. In another one it's more like a sofa with a chaise, the other one, the one that has the red and white pallet, that's an arrangement of, I believe if you look at it in detail you will see that the white one is a sofa on both sides, so that you can create more than one seating area in here, and the one that Monica currently has in her hand is a little bit more casual, that was the intention with that one and that is because we sometimes rent the clubhouse, we have to move the furniture out of here. With the sofas we actually have it to move it to our housing shelter, or the shed or something we have to have outside for that. So considering the many times that we really rent this, so it wouldn't really be much of an issue, but that one in particular, is more for outside, but the idea is that if you want to make it easier than you would just move all the furniture out to the pool area and that wouldn't get damaged, so just to get more or less an idea of what it is that you want to do with the space, we can keep it more formal to go with the interior design that we have with the curtains and the

wood, or and there is another, that one has just one sofa and has a collection of tables. The tables are high up and they resemble our existing coral along the entire District, so people would be here, they would be able to use it for any event because they are taller, like cocktail tables, so it has just the one seating area and we would just have to move a sofa, but I didn't know what you guys wanted, how you wanted this to look, whether it be more casual, more functional, a little bit more toned down and the pallet doesn't really matter like I said but I need to have an idea of what it is that you guys want.

Ms. Elliott: All of your selections that you've chosen are very exquisite and they all look great, I can't really say I like one style better than the other. You look at durability, functionality, for the money that we're spending. The table that you mentioned are super useful for various types of events so that they really get their bang for their buck out of that, and I love the idea of using the outdoor furniture, the furniture made for outdoors because it's a public facility, we have lots of kids, and we all have children and we know what happens to furniture when children are around, so the more durable, and whichever design you pick, the more durable it is, a little bit warmer tone, if there is anything light colored it will get messed up faster.

Ms. Castro: Right, and here I was thinking more like the olive to go with the curtains.

Ms. Elliott: Right, and go for the durability of the outdoor style and if you can incorporate the high tables that would be great.

Ms. Castro: Yes, the high table is awesome because we wanted to bring the coral in here and the idea was to put it in the walls, but that would be a nightmare, and that way we have the element of the entire District in here and it's a table.

Ms. Elliott: Are they all comparable in price?

Ms. Castro: No, they didn't have any prices posted so these are all custom made, so I just needed to know what direction you wanted to go.

Mr. Aponte: Well the prices are on the website and they're not cheap.

Ms. Castro: That's correct, none of them are cheap, these are designer furniture selections but we can always do like they do, the look for less.

Ms. Elliott: Well in other words, how much should we spend on it, what's in our budget realistically, and can we take that money that we can know that we can safely afford and then we go shopping for deals.

Mr. Winkeljohn: Right.

Mr. Aponte: Yes.

Ms. Castro: Well I wasn't given a budget, so I just went out and picked what I liked.

Mr. Winkeljohn: Right, and you can come at this from any direction, you get a look, and then you work towards the best valuable price and then we'll decide at that point, but let's thank Sonia for getting all of this together and on the right track.

Mr. Cooper: It would be nice to be able to have people come in here and not utilize this as an office but more as an area of relaxation.

Ms. Elliott: But it's a public facility, if they need to come and sit and do their office stuff, they can.

Mr. Cooper: Well that's what I'm saying, I want to have it so they can sit on the couch and have Wi Fi, and have that type of environment as opposed to what we've had in the past.

Ms. Castro: But remember a lot of meetings are conducted here so we also have to have it functional enough so that we don't have to rearrange everything every time there's a meeting.

Mr. Winkeljohn: Thank you Sonia, and the next step obviously is to work on a price quality ratio and we'll work towards that and then we'll see how it fits into our financial plan.

Ms. Castro: Do you guys have any favorites so I can go from there?

Ms. Elliott: Well we have to go with a financial plan.

Mr. Winkeljohn: Right, and we can't do that at a meeting, Sonia I think because you have a nod on the look, and the function that you just described, that's step one, step two is for you to come back, and I'll help you if you need, with what you think is the best value, quality versus value, and you'll make that decision, get it together, and we'll put a

price next to it, and if it's something the board seems to still agree with the second time, then we'll start talking budgeting.

Ms. Castro: Ok, perfect.

Mr. Aponte: That sounds good.

Ms. Elliott: Paul, can you give a ballpark to budget so she has some sort of an idea of where to stay within?

Mr. Winkeljohn: Well, your clubhouse has a capital budget and let me get that in front of me and I'll tell you exactly how much that is. So you budgeted \$26,000 per year for capital purchases for the clubhouse and you'll probably carry over a little bit of that, so you might have \$30,000 to \$50,000 for clubhouse projects which includes the landscaping and things we just talked about and the furniture and any other ideas because I know Curtis has been on a mission with fitness equipment.

Ms. Castro: Ok, so I'll try to work with at least \$10,000 and I think that will work, so I'll start with that.

#### **FOURTH ORDER OF BUSINESS**

#### **Supervisors Requests and Audience Comments**

Mr. Aponte: Alright, moving on to item No. 4, Supervisors Requests and Audience Comments. Does anybody have any requests or comments? Monica, anything?

Ms. Elliott: Nothing.

Mr. Aponte: Regina?

Ms. Echols: No.

Mr. Aponte: Curtis?

Mr. Cooper: Yes. I've had an opportunity to go around to other clubhouses in the Miami area and just basically see how they have their clubhouse set up because we're just basically on the starting end where they were back in the day, so their clubhouses are a little bit bigger and one thing I did like about it is that they had the person that was there physically, taking everybody's personal swipe cards and doing it

for them, because I like that personal touch of them actually physically checking in with somebody, leaving their ID and getting a band so that whoever is at the facility that's walking around and making sure people didn't sneak in, so that's basically an accountability thing they can make sure everybody is wearing a wrist band and obviously people that are wearing a wrist band get approached to see how they got in and see if they can be helped. So they had a different color wrist band for every single day of the week, and the gym actually has a different color wrist band like a striped type of a deal so that if you have somebody that's utilizing the gym, that they are one, above age, and has been checked in and so the security guard wondering around at least knows that this person is of age and will be able to operate the machine safely, so I like that idea that they had. I know we're not anywhere near that, but I don't know if that's something you guys would be interested in doing, because that would obviously be somebody additional, or utilizing who we have now, but having a location for that individual so that it wouldn't interfere with parties and whatnot, especially on the weekends. So that was one of my train of thoughts on my list of things that I wanted to talk to you guys about today and if that's something that you guys like the idea of or if it's something that's just not us down here.

Ms. Elliott: That's a good idea.

Mr. Aponte: I think it's a great idea, but I don't think we're there yet.

Ms. Elliott: Yes, it's a great idea so that falls under when we reorganize how our clubhouse functions, how the staff functions. Right now we have a system that took us a little bit to get it there, so taking it from an idea, what time of year do we discuss to reorganize these sorts of things so that we have them?

Mr. Winkeljohn: Next fiscal year, so after October I would start looking at what we're going to end up with staff here, see how it goes for a couple months into November and then in December I would start to have an ability to say this is how we can function and then we could apply a technology like that which is a banding technology or whatever. I do agree with you, the personal approach is good, and there's two ways to handle it, one is where the people don't have to deal with anybody,

they can swipe in and out, and do it electronically but then the other way of looking at it is, and it's a good way, is there is no personality, there's no human judgment or interaction in it, and when you have people that are alert and capable of solving any issues, or problems, or questions, that person can answer a lot of different questions, and a swipe card can't answer any questions other than yes or no. So that's not bad, and I can't fault that thinking at all.

Ms. Echols: Just an area of concern on that is because we do have the swipe technology for both the gym and the pool, and then seeing logically that would have to change if we went from the swiping to the people person approach, and the other thing is, a lot of times the staff here will be either on lunch in the back room or away from the desk so you're hoping that the person coming in, if they can come in and just stand there and wait for whoever to come up and approach them.

Mr. Cooper: Well that is something obviously that we would have to look at, and rearranging some things and at first glance, where Ivan's desk, is in there you can relocate the entry for the fence just move it back a little bit so that there's like a window in there.

Mr. Winkeljohn: Right, it's a long term thought.

Mr. Cooper: Yes, and just thinking through some of the changes, we could change this into a window here and in this area here when people enter here they can come in that way, and there's all different types of things that would have to be figured out through management as to what would be the best way to achieve that, and that's what we were trying to go towards.

Ms. Castro: And we can always hire somebody to be here in the morning as early as 5:30 or 6:00 o'clock and then that person would leave whenever their shift was over.

Mr. Winkeljohn: Right, so you would come up with a plan, you'd look at your reality, your foot traffic, and this type of plan doesn't increase your foot traffic, what you get is basically what you can expect to get, so we know what kind of foot traffic we're going to have. So you look at it and you say, is it worth it to add \$10,000 of

annual staff expense, is it worth service to 5 people. You could hire them a fitness trainer for less than that, so we don't know and we would keep a log for that reason so we can start building a little database. We have the cameras and we could do random counts, we could figure out within a reasonable range what our foot traffic is, and we know in the pool that it's Easter Sunday out there, and the days off for school, and in the summer it's just packed and we realize that. Do you spend money for a few customers that are here all the time, or do you spend money equally for all your residents, so those are the value judgment and policy judgments the board will make. Not right now, but we have it on our plate.

Mr. Cooper: Ok.

Mr. Seaman: Can I ask a question?

Mr. Winkeljohn: Yes sir.

Mr. Seaman: Do we have the swipe technology to where when you swipe, it gives a resident's name?

Mr. Winkeljohn: Yes.

Mr. Seaman: So you basically know all the information of how often the resident comes and everything?

Mr. Winkeljohn: Yes.

Mr. Seaman: Ok, that's all I had.

Mr. Winkeljohn: Thank you.

Mr. Cooper: Also I was approached by a resident this past week actually who was also asking about having the ability to have Wi Fi access available to him and obviously other residents who were by the pool to be able to check email, or do other things.

Mr. Winkeljohn: That's no problem, we have Wi Fi here, so that's easy, I can do that.

Mr. Cooper: Also, I'd like, and I know we haven't had that issue and we've been very fortunate but during the summer that facility also, and only that time of year because it's real busy for them, and obviously we're not there but if we're moving

towards that direction in making the clubhouse more readily available to everybody as far as looks and features, they actually have lifeguards during the summer months, and they have enlisted it out to their residents so college kids, high school kids that are certified, they actually have a pool of maybe 9 or 10 lifeguards, and they have a head lifeguard and anytime the hours for the operation of the pool, either regular peak time or during the whole entire summer during the day time hours they have a lifeguard out there so then it is at least safer.

Ms. Elliott: I like that idea.

Mr. Cooper: Then they also have their gazebos out and they have pool access and I don't think we have that, but any time a party was rented and they were utilizing the pool, they would have to pay \$40 or \$50 for a lifeguard and they would have an additional lifeguard for each party, so I'm just throwing that out there to you guys.

Mr. Pawelczyk: I think that would be something you would want to look into with other clubhouses if anybody knows who have gone through the experience of using lifeguards. The other question that should be asked is of our insurance provider what they would recommend from a governmental insurance perspective.

Ms. Elliott: And from your point, if we were to go and implement a lifeguard they must do all or none, instead of causing any kind of confusion with certain elements.

Mr. Winkeljohn: Now what some clubhouses do is they have an attendant, a non-lifeguard but somebody there to put the chairs back, to pick up things that people leave out such as towels or anything, and you would provide services to the people coming to the pool, and that's what most clubhouses do as a value. We don't need that here I don't think, but it's something to think through and I could certainly ask the insurance company what they think.

Mr. Pawelczyk: I think their recommendation would go a long way as to how to address that from a pool situation and what's the best way for us to do it, because they're the ones that would defend the District, and if we comply with what they're asking for we're in better shape as a whole as a District.



Mr. Winkeljohn: Right, they'll know, very good.

Mr. Cooper: Just a few more things. Just if you could pass this around so everybody can look at this, this fencing here, and I don't know what everybody's thoughts are as far as in front of the clubhouse, but I envisioned having that along the opening there where we have community landscaping just directly on the other side of these doors, it's very decorative and it will prevent people from falling into the landscaping I think as well, so just right here as soon as you open the door, just this area right here.

Ms. Echols: That would be nice.

Ms. Elliott: Right, so whenever we get to the junction that we're going to talk about what to do with the whole pool area and the redesign of it.

Mr. Winkeljohn: Right, that's in a landscape architects front yard, that's how they deal with that, they look at stuff like that, hard features, hardscape is where that would fit in.

Ms. Elliott: Ok.

Mr. Cooper: Ok. I also brought this because we were taking a look at it, with a company called Go Chem to go chemical less for the pool, it was informed to me that it might be rather expensive for us, it's around \$15,000 and you're probably going to need 4 of them for our pool, but it's at least safer than the chlorine but then I was informed also that you still have to have chlorine per Dade County, at least 1% and we're at 5% right now.

Mr. Winkeljohn: So it doesn't eliminate it, right.

Mr. Cooper: Right, and that was just another idea. I only have a couple more. I know we've been having issues at the front and the back with that paint that we put down that's peeling, and I don't know if you guys might be interested that would solve some of those issues with that paint on the ground to be able to polish in some areas, and these are obviously things that we don't have to do right now I just wanted to bring it to your attention so that we have ideas on the table. That's all I have.

Mr. Winkeljohn: Thank you.

Mr. Aponte: Sonia?

Mr. Castro: Yes, Dennis the constant rains have washed away the sands on the pavers at the exit of the Boulevard for guardhouse #3, and I just wanted to know if we're planning on fixing that, and how long that will take more or less?

Mr. Baldis: Well, we've looked at that and hopefully the daily rains are going to stop in a couple of weeks and that's when we'd address that.

Ms. Castro: Ok.

Mr. Winkeljohn: I have a little piece of technology that was brought to me by US Brick, the people who do our bricks that we may explore when we do guardhouse #3, when we fix the drainage, because of that nature, and even with all drainage there we may still have a drainage problem, even though we know that the design and the shape of that area has turned out where you need a bigger drain field, even then we may still have some flooding. There is a brick now that is 100% permeable, it absorbs the water and passes it through, not as fast as nothing, but it takes water, rather than shedding water and there is no sand because of that, so you don't need the sand to lock it in because it locks itself. So I'm going to take a look at that, and it's basically the answer to the people who have the drainage areas that they want to park on and things like that, but they can't put bricks there or cement there because it's a low area and it becomes a puddle, and it's very expensive to deal with that because you're changing grass all the time, or whatever, so they've been experimenting with it, it's in the field only in a few spots so if I see that it's working, and they said it might actually help us at gate #2, and it matches, it's a red brick, it looks just like what we have, but we'll let you know. So I just wanted to let you know that they did bring that to my attention the other day in a meeting that they think that they're seeing such good results that they're starting to share it, so they wouldn't mention it if they didn't think it was sellable. That's my only point.

Mr. Aponte: Ok, that's great, thanks for letting us know. Also we have to talk about the logos for the doors, signs, etc. do we know where we're at with that? Did you get that email?

Mr. Winkeljohn: Yes. The signage that he had which is right there, I gave it to the attorney for the pool rules and it looks like he already did it in his free time, but he had quite a few corrections, which I'll get redrafted and we'll recirculate that. The logo we've already picked, it's that logo and then the script Waterstone Bay, it's in three places everywhere else.

Mr. Aponte: Are we going to place it on every individual door here, is that what we're doing?

Mr. Winkeljohn: Well I was going to replace what's here already.

Mr. Aponte: Ok, so just take these down.

Mr. Winkeljohn: Right, for now and when we look at a landscape architect and we decide we want a fountain or a sign, then we would look at it.

Ms. Castro: Yes, we need a sign for here, for this door.

Mr. Winkeljohn: Ok, we can add a sign to the door that's easy, and I was thinking outside, like a major sign.

Ms. Castro: Ok, well right here the door that leads to the workout area, to the gym, that more or less resembles what we currently have on the other doors that matches the teal and the gold, with a little better font.

Mr. Winkeljohn: Ok and they'll all match, any other signs that he should get us a drawing back on?

Ms. Castro: No not at this time.

Mr. Winkeljohn: Ok we'll take care of that.

Ms. Castro: Ok.

Mr. Aponte: Ok, and I have nothing to add.

## **FIFTH ORDER OF BUSINESS**

## **Financial Reports**

### **A. Approval of Check Run Summary**

### **B. Balance Sheet and Income Statement**

Mr. Aponte: Moving on to item No. 5, Financial Reports, Approval of the Check Run Summary and Balance Sheet and Income Statement.

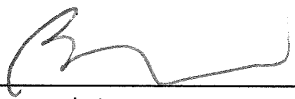
On MOTION by Ms. Castro seconded by Mr. Cooper with all in favor, the Check Run Summary and Balance Sheet and Income Statement were approved.

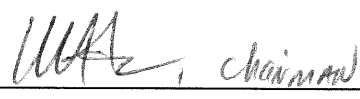
**SIXTH ORDER OF BUSINESS**

**Adjournment**

Mr. Aponte: Item No. 6, Adjournment, we just need a motion to adjourn.

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

  
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Secretary / Assistant Secretary

  
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Chairman / Vice Chairman