

**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, October 25, 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
Maria Mijares	Waterstone II Clubhouse Manager
Victor Rodrigo	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
September 27, 2012 Meeting**

Mr. Aponte: Moving on to item No. 2, Approval of the Minutes of the September 27, 2012 Meeting. Does anybody have any corrections or changes?

Ms. Elliott: I don't have any.

Mr. Winkeljohn: Regina had a section that was missing, and I had staff rewind the tape and add it back in, and I'd like those page numbers to actually be the page numbers for the minutes that we're approving.

Mr. Aponte: Ok.

Ms. Echols: Thank you.

Mr. Aponte: Anybody else?

Ms. Castro: No.

Mr. Aponte: Ok, so a motion would be in order.

On MOTION by Ms. Elliott seconded by Ms. Castro with all in favor, the Minutes of the September 27, 2012 Meeting with the amended pages submitted by Paul Winkeljohn were approved.

THIRD ORDER OF BUSINESS

Ratification of Small Project Agreement with People's Choice Pressure Cleaning Inc.

Mr. Aponte: Moving on to item No. 3, Ratification of Small Project Agreement with People's Choice Pressure Cleaning, Inc. Paul?

Mr. Winkeljohn: Yes, we've been doing business with this contractor and have been very satisfied with their ability to handle the community. One of the things we like to do is put people on our contract and that's essentially what you're doing here today and I'd recommend ratification.

Mr. Aponte: Ok.

Ms. Castro: That's good.

On MOTION by Ms. Castro seconded by Ms. Elliott with all in favor, ratifying the small project agreement with People's Choice Pressure Cleaning Inc. was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

Mr. Aponte: Moving on to item No. 4, Staff Reports, A, Mr. Attorney?

A. Attorney

Mr. Pawelczyk: I don't really have anything to report. I think at the last meeting it was quiet too, so I don't have anything for the board.

Ms. Castro: The fence, we spoke about the fence during the last meeting.

Mr. Pawelczyk: Well as far as from a legal perspective I think we've handled that and management was handling that temporarily and then the board was going to determine what they wanted to do with the wall marking.

Mr. Winkeljohn: What happened was there were some security risks to waiting any longer, the resident complaints had mounted and we went ahead and replaced the fence where it was before. There's no issue with that, we just wanted long term to really know that everybody was in agreement that we had this issue where the lines aren't exactly where they should be but they're not adversarial or they're not really hurting us, it's a liability in essence that we have these trees, we have this fence and the two together, they're going to be a maintenance nightmare.

Ms. Elliott: Well I'm glad you got it done.

Mr. Winkeljohn: Yes, we didn't want to be blamed for, and rightfully so, allowing a security exposure because if these people see an open fence then that's going to draw the path of least resistance, so we did it, got it done and as we move forward, we'll put in a different plant, we won't go back to ficus hedge and that usually will solve it, but what is out there that isn't being destroyed these days is a good question, but there is some material that we can use. The buttonwood seems to do fairly well, it doesn't have to be as perfect in that easement as it does on our main roadways.

Mr. Aponte: Yes?

Ms. Castro: Is there any way that the weeds that are grown on the outside can be mowed because at least a couple of the residents that have come to me are complaining not really because of the ficus but it's that the weeds are not being maintained so they are killing it with Round Up or whatever but they can't get back there to actually mow it.

Mr. Winkeljohn: Well, my solution would be a monthly weed treatment, not a mowing and that would last longer and be more affective, so I don't know it as well as the landscapers do but I'll talk to Vince and see what he says.

Ms. Castro: Thank you.

Mr. Aponte: Is there anything else from the attorney?

Mr. Pawelczyk: That's all I have.

B. Engineer

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

Mr. Winkeljohn: There is nothing new to report to you today.

Ms. Castro: He hasn't come back with any more ideas for the parking?

Mr. Winkeljohn: Well the last time we left it was we have a parking solution for the gate, it was priced. There's no parking benefit for this property, so we left it as we're bringing in a landscape architect which has not gotten anywhere but is out there to look at the whole outside hardscape and see what we want to do differently then, you might adjust your parking to make the best use of what you do, but as far as gaining space, there's really none that you can do because of the way the setbacks are being treated on this property.

Ms. Castro: Ok, thank you.

Mr. Winkeljohn: So he's done with what we needed him to do at this point, we're just waiting for his landscape architect to finish a good project.

Ms. Castro: Ok, thank you.

Mr. Aponte: Ok.

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

Mr. Winkeljohn: Item C is me also because Dennis is off today. I did want to mention to you that you guys won a plant award which happens every 5 years and you can be nominated for it, and you won an award about 2 years ago or something like that which was the first Community Development District in the state that I know of that

Dennis manages and his main project is called Turtle Run CDD and they also won it this year.

Ms. Elliott: In Broward County?

Mr. Winkeljohn: Yes, and that's a pretty big deal, and I personally won one when I was a field manager, and I also won the 10 year award in my previous positions, so we're pretty proud of those awards and I've been working on a roundabout project in Turtle Run and a lot of lessons that we've learned here are being given to them, and that community has a lot of similarities to us. Alex actually went there and formed a little committee with the chairman and gained really good insight. I also took Alex to Ocean Reef where I was the vice president down there which won the award to show him the things that make long term maintenance an attraction that works together. All that said, if any of you want to get more educated or more experienced because a lot of times if all you see is your own community, it helps me to communicate to you if you see some of the other areas that it works in, so if you wanted to take a field trip please let me know, just one board member at a time so we stay in compliance with the Sunshine Laws. There are little things you do for the long term that we've learned that give it that consistent high quality look. So under the field manger's report, he has initiated the usual routines, the pressure cleaning is going on, the flower rotation will be pending as soon as the weather is cooled down. It's actually cooled off enough to start thinking about it and start planting them but obviously with the tropical storm looming we're going to wait about a week to get that going. The holiday decorations, he kicked that off and they've already started to get organized so we're right on schedule for our normal routine. I don't know of anything unusual.

Ms. Castro: Can we check on the pentas across the lake from the main entrance, they don't look that pretty, I don't know what happened to them, they seem to be wilted. They look like their dead and they're on the ground.

Mr. Winkeljohn: Well if they've been over saturated that's what happens, they fill up with too much water and they fall over. I can't really guess what happened but

there's not much that happens to those and that's one of the reasons we use them a lot.
Is it the purple ones or the green ones?

Ms. Castro: The whitish ones.

Mr. Winkeljohn: Ok, we'll look at it. Any other questions for the field manager?

Ms. Castro: No.

Mr. Winkeljohn: Do you want me to keep going?

Mr. Aponte: Yes sir.

- D. Manager**
- Clubhouse
 - Gates

Mr. Winkeljohn: Alright, I would like to introduce Maria, our new clubhouse manager, who works for Continental and I believe she knows everybody. Mike is the attorney and Monica is one of the board members. So we've all been working with Maria to get her acclimated in answering questions with all our rules and procedures and I think everything is going to be great. It's the beginning of a new fiscal year so I've shown her the budget and the end of the year financials so this year will be the year we really learn what we're supposed to do and what it costs. Last year being the first year, but not a full year, we basically had a lot of savings and a lot overages, speaking in general terms, so we're not really in a position today to talk about anything new regarding the clubhouse but I really just wanted Maria to get her feet on the ground, get a sense of what she thinks, bring her outside of the expertise and add a set of eyes to our property and then together we'll work through with our resources the best management for this clubhouse we can come up with.

Mr. Aponte: Just for the record Curtis Cooper has now joined the meeting.

Mr. Winkeljohn: Thank you. Moving into the gate issue, last meeting we went ahead with the server based network video recording system and he just finished today, the clubhouse tied to two gates and the third gate just came in with the licenses and that will go in next week and basically I'll send you an updated way to log in and what you'll do is, you'll be able to pull down all three gates and the clubhouse cameras from the

screen and they're already remarking how quick it is. Like I said, it's a small thin data stream that's so easy to live with compared to the big DVR world that we're used to dealing with which was very cumbersome and you couldn't switch screens very quickly and you couldn't do anything easily and so this is the complete opposite of that. They recoded all the cameras here and they're getting a much sharper image so then the recording quality will be that much sharper. We got a new ID swipe that we're trying out at gate #1, the other one just wore out, it's been about 3 years, since 2008 we started and the technology we bought has changed everything, so we went to a better more durable system, so we'll see how it works but right now it's faster and it gets better quality data. Also, there's a bit of an electronic snap foo in the security world and I don't know if I mentioned it to you or not, but China makes enough components of the electronic boards that make all of our systems work that there is a month or two month backlog on anything that isn't sitting on a shelf, so the things sitting on the shelf have started to run out, so when things breaks, we basically get crushed. We had a very unique board which has to be programmed properly which comes from China and we can't get it. Believe it or not there was a flood that wiped out a factory, and there was this domino type of effect so the entire security industry is in the same business because they use a certain type of chip apparently. So one of our gates, and I think it's gate #2, still has a gate arm that can't function with all of its sensing equipment properly because the board that works there is still out, but everything I can think of is being applied in the meantime while we wait. That's all I have.

Mr. Aponte: Ok, are there any questions for Paul?

Ms. Elliott: No.

Mr. Aponte: Ok, then hearing none we can move on to the next item.

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Aponte: Item No. 5 is Supervisors Requests and Audience Comments. Monica, do you have anything?

Ms. Elliott: No I don't.

Mr. Aponte: Ok. Regina? Curtis?

Ms. Echols: No comment.

Mr. Cooper: Yes, I know I brought this back when we started this gate project, I had seen this capability of a speed monitor sign that was being used over at Fisher Island and it wasn't real gaudy looking or anything crazy to look at but it gave the ability for the police officers to download the different time that people were caught speeding to be able to fine tune when they should go out there and if we wanted to do that as a board, be able to get the majority of them and start a different culture on Waterstone Way so that people are not confused that it is Speedway Blvd, so I don't know if that's something that you guys are interested in, possibly having Paul look into, and I forgot the name of the monitor, but I can find that information and provide a form and maybe see if we can test one out and see how that works basically for Waterstone Way.

Mr. Winkeljohn: We do have a spot or two around here that we would all agree is a good place for it on the main drag.

Ms. Elliott: That's a good idea.

Mr. Winkeljohn: I did get a written complaint this week regarding speeding and I have a standard orientation on how speeding works here, what we've done to stop it, and it was basically news to the person how it all fits together, for instance the roundabouts and the gates are a system but the biggest thing we do to slow traffic down is maintaining the landscaping very close to the road. Anything you can do to take the visual spectrum of a driver and narrow it down so they have to look up from their phone and drive and also take their foot off the gas and slow down, those are the two things that's a reality, because if there is nobody around, you'll get in a habit of driving quickly if the road feels safe. The rule is to make the road look nice, but feel a little tighter with a little bit of restraint, so I went through that with the person but they also said they saw somebody aggressive enough to pass a stopped unloading school bus which is about the worst thing you can think of other than just driving straight into a group of children crossing the street. So I passed that on to Captain Ray and he

immediately dispatched a traffic team out here, they're going to bring the sign, the mobile sign and move it around, and this actually comes and goes in cycles.

Ms. Echols: This is the one that says your speed is so many miles per hour?

Mr. Winkeljohn: Yes, exactly and the one that Curtis is talking about, the one that they trailer and they just leave it on the side of the road.

Mr. Curtis: Also the one that I was talking about, a lot of people want to see how fast they can go, and so you can set them to only reach a particular speed, so they can shut it off where it will stop.

Mr. Winkeljohn: When we first looked at them, the solar ones are pretty big, and I found out it's basically a balancing act, do you want to take away your visual enjoyment or do you want to look at a sign that maybe saves some people's lives because of speeders coming down the road. It won't slow all of them down, but it will slow some of them, so it's basically a balancing act.

Ms. Echols: Piggybacking on that point, I think I brought it up to Alex some time ago, as far as the traffic circle, I think we know that it really doesn't slow certain people down, they just fly on through it, they don't care if somebody is coming out and can't see you until they pass the monument and then you have an accident but is there any way I guess legally, and economically, can we put maybe a speed bump on each approach on Waterstone Way, right before the circle, they have to slow down for the circle anyway, it's not like it would be something where it's exceeding the main drive but just on approach to make them slow down?

Mr. Winkeljohn: Well again, you heard a minute ago that gradually we've investigated which is to create an environment where the psychology does the work not a physical impediment in the road, that's the last thing you really want to do because if you cause an accident, you've inherited the accident as your responsibility by a speed bump or something like that. One of the things that has worked are RPM markers, the little reflective pavement markers, you could put a row of them, you could spell out the word, slow in those, and then the tires make a loud ripple noise, that sometimes had a better effect, speed tables are the most aggressive thing.

Ms. Echols: Are you talking about those lines on the pavement or in the road that when you hit them they make that loud noise, it's almost like on the side of the road, the shoulder of the road, the design they have?

Mr. Winkeljohn: Yes, and there's a lot of ways to do it, you can etch them in, you can mill the road in that shape and it creates the same affect, like you do on a high speed road. For our situation, I go down a pecking order of things, am I doing everything I can in structural buildings and things to make people slow down, so am I doing everything I can in curbing the road and striping the road. One of the things you do is stripe the road about 6 or 8 inches inside of the normal stripe, it makes a narrower lane, the road is still there, it's still safe but it narrows it down visually, the RPM markers you can put those on the inside, you put those in stripes so that the tires hit them every once in a while, so those are the things you do without getting into the visual or physically damaging the car because once you start hitting the tires with humps or whatever, and the driver is not paying attention, that's the most dangerous and we want to keep them alert, but we don't want to irritate our drivers either because we want them to be happy here. So I'll look at it again, but I'm pretty comfortable that we have about the right mixture of "it's a place to drive slowly" appearance. Since we've had all of these features the average speed I would guarantee has gone down because we had the speed data from before and we could do another just to prove it but I really don't need to do that because I can just tell.

Ms. Echols: No the only accidents I believe are vehicles, big trucks hitting monuments and the tree.

Mr. Winkeljohn: Right.

Ms. Echols: Ok.

Mr. Winkeljohn: Very good.

Mr. Aponte: Sonia, do you have anything?

Ms. Castro: Actually I did have something, but I don't remember what it was right now, but if anything I'll email you guys later.

Mr. Aponte: Did we get the actual cart fixed?

Ms. Castro: Oh I just remembered it was the update on the pool.

Mr. Winkeljohn: What's the question?

Ms. Castro: Are we scheduled to do something for the pool during the winter? The brightening, the painting, anything at all or fixing what was wrong?

Mr. Winkeljohn: We had repaired a pretty major leak a few months ago, a pretty significant project to repair what was the drain line, the surface drain line was leaking somewhere and we found it, I'm told that there is another one, and I haven't had it investigated yet.

Mr. Cooper: Ok, and I had an opportunity to talk to the pool guy and he said there really wasn't anything that warranted a huge leak at this time, and if there was it's very minimal but I pointed out some cracks in the bottom and he said it was pretty much cosmetic, but that area of concern where we had that issue before where they had to pull up all of the pavers, he also piggybacked off of that because I guess there has been sand in the pool and the builders, when they built the pool didn't put vacuum lines in to be able to do that so he was suggesting that if we had to ever do the pavers and pull them up again, that might be a good time to install the vacuum system if that's something the board wanted to do. There was also another, I guess there are proposals that we have for some type of a system where electronically it divides out the different pool chemicals as a cost of them coming in 3 times and shocking the pool every single time, so it puts it in as needed, so it's a little bit easier for maintenance of the pool and it's kept better and it works out better so I think there's some proposal for that somewhere. Then I mentioned to him about the solar panel option, he says it would take probably the length of this clubhouse top and then some to put solar panels in, so it's not really conducive for the size pool that we have.

Mr. Winkeljohn: Right.

Mr. Cooper: So I think there are some proposals for the heater as well somewhere.

Mr. Winkeljohn: Ok, and yes I've seen the price for the heating, the purchase would take us a couple of years of not spending our reserves to have it and then the reserves would become the monthly bill, so it's a big decision.

Mr. Aponte: Ok, so is the golf cart already fixed?

Mr. Winkeljohn: Well he didn't tell me if it was fixed or not, I know it was broken.

Mr. Aponte: Ok because I haven't had a chance to come out at night but I do know there is one light pole that's out, Homestead Electric, south of Portofino Point entrance, that's out, and I'm not sure if anything else is out or not.

Mr. Cooper: There's some on 312th, city side that are out, over near our side.

Mr. Aponte: Ok, then I'll go out and take a look at them tonight, I'll just drive around and pinpoint them, and then I'll send an email.

Mr. Winkeljohn: Ok, great.

Ms. Castro: Do you have a comment sir?

Mr. Rodrigo: Yes, I do.

Ms. Castro: Ok, well come up and state your name for the record please.

Mr. Rodrigo: Yes, my name is Victor Rodrigo.

Mr. Aponte: And your address sir?

Mr. Rodrigo: 3984 NE 16th Street.

Mr. Aponte: Thank you.

Mr. Winkeljohn: How can we help you?

Mr. Rodrigo: Ok, I have to say, first, the gate, when they put the new thing for the Easy Pass, or Sunpass or whatever you want to call it, it doesn't work over there, it works over here, but it doesn't work over there, but I noticed when I pulled up, my car was not the only car that had a problem. It seems to be, that some of the guards, they have so many cars with problems, they don't even look at us, anybody can drive through there and the gate goes up, and that's not a good idea, especially when we have break-ins in our community, about a month and a half ago, and I'm in here, over at Floridian Bay Estates II, it was opened, and they were supposed to start it in February

and it's still not done yet, so it's working but it's not done, but it was wide open for a long time, during that time we had a break-in at one of our neighbors, and if we don't have any control at the gate of who is coming in here, and then, who can say?

Mr. Winkeljohn: Well don't misunderstand our gates. Gate #1, anyone can come in, we do not deny access to anyone, so our gates are not responsible for break-ins.

Mr. Rodrigo: Yes, I know, but what I'm saying is, I drive through the resident's side, and the gate doesn't go up, the guard automatically thinks it doesn't work, and he lets me in, even though they don't live here.

Mr. Winkeljohn: Well that's not exactly true, we have video cameras on you, we also have license plate recognition cameras on you, so that data goes into our database, so I'm telling you that we've thought through the second and third solutions to it. Gate #1, just for the board's background is one of the hardest problems we've ever dealt with in terms of the other two gates. It has a slightly wider read area and we've reorganized that reader 10 different ways, and because of the shape of the road, the width of the road and behavior of the drivers, we had to make a balance and this is just one of the variables, we have to make a balance in the speed of the read and the angle of the read and the angle of the windshield, all those variables because people tend to approach that gate faster, if we read it too carefully the gate will come down too quickly on the second car, so you have to give up a little bit of read capability. The second problem is because it's a wider lane for whatever reason, the drivers at that gate drive more to one side than the other so the area for us to be successful is flawed. The other problem is the direction that it faces, it faces this way and the other gate faces this way, and the Boulevard faces this way, the Boulevard is the shadier area, the reflection off of your car or windshield with any kind of tint on it, cuts down your read grade, it's just one thing after another. I'm starting to look at a second reader maybe, like having a dual read, and we set that reader up to actually read 4 times, each time, and it messed up all of our data but it was worth it, we get 4 pieces of data every time instead of just one, so we've tried a lot of different things. We also terminated a guard who was a tenured guard, who had been here since the beginning, he was well liked by the residents, but because

of these circumstances, and there were some problems with the data, and whatever, and then we got that fixed and he was still just flipping the button, and we said to him, you have to stop doing that, 2 or 3 times went by, 2 or 3 more complaints, and he's gone, so what's next, well I'm working on it is all I can tell you for now. So for your sake, if you go through gate #1, I never have a read problem there, it's tough for us to replicate exactly each person's problem, sometimes it's the location of the sticker on that car, sometimes it's the things I just said, sometimes it's the guard, so to actually hone in on it and say, this is going to fix it, that's never going to happen, there are just too many pieces to the puzzle. I had the technicians keep thinking about this and what they thought was the original design did not anticipate the speed, and those of you who were on the board at that time or were around, when we were building the gates we started with the technology to build the gates to match the technology. Right before we were building the gates, about the time we were going to get our final permit, the fire department added 2 feet to the lane and what that did is it affected those things I just talked about but what it also did was, the average speed coming into the gate is significantly faster than it was designed for. When we designed it you put a loop in the road, a little wire under the ground that tells the gate when it's likely that there are no cars right away and the gate can go down, and that's become one of our biggest suspects is that the loop was designed too short, and so what it does is it triggers the second car too quickly and it needed to be designed so that it understands the speed better because what happens is, it doesn't let the gate go down on the second car if somebody is tailgating, like 2 cars going close together. I've looked at the video for hours to see a pattern, I've tried to crunch the data to see a pattern, I've looked at car types, windshield angles, I've done hours and hours and weeks and weeks of research on this and our technicians have, we've called the company, and their technicians have come in, and no one is able to say, this will absolutely fix it, it's basically a collective improve everything and eventually you start to get better results.

Mr. Rodrigo: Ok.

Mr. Winkeljohn: So I'm glad you appreciate all the pieces to it and we'll just keep trying, and every time we learn something new we try it, and we try to experiment and see if it improves it. I've been trying to not fix too many things at one time because if I fix something and it makes it worse, I have to know what to unfix, so it's a tricky little petri dish over there.

Ms. Castro: But if you see a guard that's letting people in and does that, jot down the time of day that happens to you, and at which guardhouse and you can always send any of us an email and we will address it.

Mr. Winkeljohn: Right, and that helps because I can look right away at what happened.

Mr. Aponte: So we're going to definitely look into it.

Mr. Rodrigo: Alright, thank you.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Aponte: Alright, moving on to item No. 6, Financial Reports, Approval of the Check Run Summary and Balance Sheet and Income Statement.

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

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Aponte: Item No. 7, Adjournment, we just need a motion to adjourn.

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


Secretary / Assistant Secretary


Chairman / Vice Chairman