

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

A meeting of the board of supervisors of the South-Dade Venture Community Development District was held Thursday, November 13, 2008 at 3:10 p.m. in the Waterstone Clubhouse, Phase II, 1355 Waterstone Way, Homestead, Florida.

Present and constituting a quorum were:

Alex Diaz de Villegas	Chairman
Kimberly Felipe-Ochoa	Vice Chairman
Sonia Castro	Assistant Secretary
Curtis Cooper	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manger
Mike Pawelczyk	District Counsel (by phone)
Dennis Baldis	Governmental Management Services
Kevin Long	Christmas Designers, Inc.
Corine Ferre'	ValleyCrest

FIRST ORDER OF BUSINESS Roll Call

Mr. Diaz called the meeting to order at 3:10 p.m.

**SECOND ORDER OF BUSINESS Ratification of Engagement Letter
with Keefe, McCullough & Co., LLP
to Perform the Audit for Fiscal Year
Ending September 30, 2008**

Mr. Diaz stated item two is ratification of engagement letter with Keefe, McCullough & Co. to perform the audit for fiscal year ending September 30, 2008.

Mr. Winkeljohn stated when you select an audit firm which you have done previously most of them have given you three year proposals, year one, two and three. Each year they come back with an engagement letter and this is exactly what is

happening. Keefe McCullough won the business to do your audit, you engaged them for the previous year and this is year two and if you are happy with them, we have had no negative issues with them and it would be in order to authorize by motion the engagement letter with Keefe McCullough.

Mr. Diaz asked has Mike had an opportunity to review this?

Mr. Pawelczyk stated I have. The only question I have is, is this the second year?

Mr. Winkeljohn stated yes.

Mr. Pawelczyk asked what about the fee of \$9,000 is that within our budget amount?

Mr. Winkeljohn stated yes.

Mr. Pawelczyk stated I have looked at the letter and I have seen it many times and it is in the same format.

On MOTION by Ms. Castro seconded by Mr. Cooper with all in favor the engagement letter with Keefe McCullough to perform the audit for fiscal year 2008 was approved.

THIRD ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Pawelczyk stated I spoke with Ryan Loftus today at Comcast and he hasn't received the final approved document yet. I have all the necessary exhibits to that agreement so we are really waiting on Comcast to finalize.

Mr. Diaz asked so we are just waiting on that?

Mr. Pawelczyk responded we are waiting for that.

Ms. Felipe-Ochoa joined the meeting at this time.

Mr. Pawelczyk stated the only other thing I have is we talked about the revocable license agreement. Paul is working to gather the exhibits I need for that. At your meeting next week we should be ready to have something for you to hold in your hands and approve and that is with regard to the Stonebrook 2 and Portofino Isles a

revocable license agreement for facilities they have within medians owned by the district.

Ms. Felipe-Ochoa stated it is Stonebrook 1 not 2.

Mr. Cooper asked have you been involved with the arrangement with Mr. Mars the attorney?

Mr. Pawelczyk responded I haven't heard anything from him at all.

Mr. Winkeljohn stated for everyones benefit I have spoken with him since our last meeting and we hashed out some procedures that would be efficient at figuring out what is the right legal course of action for him as your retained counsel on the project under the scope of dealing with the venture and some outstanding punchlist items that have failed to be rectified or correctly responded to. He thinks the quickest way to do that is for myself and a few parties like Luis from our office, Dennis from our office as well as Juan the current engineer for the district to sit down in about an hour meeting go through what we think are the topics what we have as documentation and answer his questions then see where that goes from there. From that we will know what to give him. That will give us the shortest list of what he requires to answer the question. We are going to set that up. We are working with calendars now to try to set that up in the next week or so and get that accomplished. Then he will report back through me what he thinks our approach should be. He did spend a lot of time with his general philosophy on he how deals with them and once he gets a sense of some stuff that is pretty much a phone call, there will be stuff that is a letter, and then a bucket of stuff that is probably hard to prove would take litigation. He is going to segregate it in those three buckets.

Ms. Felipe-Ochoa asked when is that meeting?

Mr. Winkeljohn responded we haven't set it up yet. We are working with calendars.

Ms. Felipe-Ochoa stated he is in Fort Lauderdale.

Mr. Winkeljohn stated he is in Miami.

Ms. Felipe-Ochoa stated I would like to attend so call and let me know when it gets set up.

B. Engineer

Mr. Winkeljohn stated Ramon Tesone who is the civil engineer in Juan's office and Juan Calderon the traffic engineer have been working diligently to create a report that was requested by the City of Homestead. While we were creating that report the county contacted Raul directly because they know he is the civil engineer for the gate project and asked for a meeting with the traffic engineer because they saw some things in the plan submittal that they wanted to review. That meeting took place this week and we received yesterday the comments back from them in writing. Today Juan, Juan and Ramon, the architect, myself and the security consultant had been on constant email/phone calls organizing reactions to those comments one of which was foreseen by your chair, Alex and myself in the field. We looked at the spacing for the boulevard gate and we thought why not move it in anyway because the road is wide there even with a little bit of curb modification the sidewalk stays as though it is a double lane, four lane road coming in for quite a while so there is no particular cost savings to put it where it was originally designed which was 75 feet from 137th. Now the original code we used to determine 75 feet is a gated community code. Dade County has somewhere in their literature a distinction between different size communities and we characterized the boulevard as one size of a community because it is a dead end entrance. They didn't look at it that way they and looked at it as the entire community and had the same reaction that we had. I asked the architect to design the gate in a new spot just because it made more sense in layman's eyes. The engineering side came back and said you have to. This is the county by the way, they also wanted to drill a little deeper on our analysis on the visitor lane process. You may remember I kind of foresaw this issue that this is really what holds up the permitting of a gate the impact on traffic because you are going to queue car after car back up into high volume feeders like 137th and Campbell. We wrote a policy which the board adopted by resolution that said that the

visitor lanes would not be allowed to stack more than one or two cars because our technology would process them to our satisfaction without the officer taking the time to write down their drivers license and the things that do take a lot of time or answering long questions, we would open the gate and let them pull through because we are going to capture at the data at the speed they are going to have to go down to, to get through that gate. Regardless, it is going to be slow enough for our readers and visual capturing devices to grab it. They wanted to go a little further to not just the speed of that capture, but they want to know how quickly the computer can save that data and queue up for another photo and process. It is not just the camera speed, it is not just the gate arm speed, and we do have the option of swiping drivers license that have the bar?

Mr. Diaz stated we talked about scanning each one quickly and a photo image.

Mr. Winkeljohn stated I am actually specifying, possibly, in the design a small scanner that the officer would just put the card against it, push a button and it would take a quick scan of the card. Just think about this, you have a video image of the driver in the car in component one, you have a video image of a license plate component two which is converting that image to a data file not an image, then you have a drivers license coming through a scanner or through a swipe mechanism. So you have four different possible computer systems that have to merge into one file and we have to determine how quickly that can happen because that will have to happen before the second one can get into queue. Computers are very quick but that is a lot to ask for and our consultant is the independent provider of that information.

Mr. Diaz asked can't they go to another community that has a similar system?

Mr. Winkeljohn responded that is not how it works. Each one has to prove their plan independently. You can't say we are going to be like that guy and if you put in something different and it doesn't work they aren't going to like that. The good news is our security consultant has all the cut sheets from the equipment, each has a speed and the software that coordinates all these images has a speed. Our threshold is 45 seconds, the average over 100 visits needs to average 45 seconds. There will be some one minute visits, there will be some 5 second visits but the average over 100 needs to be less than

45 seconds. You may remember that from Juan's study. All of that is well within our threshold, we are sure of that, but basically they want a letter saying all of that. We put that letter together in draft today, we will kick that back to the county but it also is the key ingredient to the report that the city is waiting for. We would have handed the city the report a week and a half ago when it was finished but because we knew this county meeting was coming we said wait, don't give it to the city because we may as well catch up with the latest and greatest from the county.

Mr. Diaz asked is this going to hold up the DRC period?

Mr. Winkeljohn stated I asked that question and I have not gotten an answer back yet. I'm not sure if he can do the review without the final traffic study. He is not going to answer it is my guess, he is going to say tell me what you have and he has to see it to decide whether it is material or not.

Ms. Felipe-Ochoa asked when is he supposed to get that?

Mr. Winkeljohn responded it is being finished today.

Ms. Felipe-Ochoa stated so tomorrow.

Mr. Winkeljohn stated I don't know, I'm not going to answer that.

Ms. Felipe-Ochoa stated I want him to get it.

Mr. Winkeljohn stated I want that as much as you do. We are dealing with five different parties and they all have a little piece to put together. There are a couple of other impacts. The county also and this won't be ready tomorrow, also widened the requirements for the lanes. They want the lanes to be even wider than originally specified.

Mr. Diaz asked all of them?

Mr. Winkeljohn responded a lane. When you look at our gates which you can visualize has the two overhang gates then the two side gates those have to be expanded to a 15 foot width inbound and outbound. As of 2:45 p.m. today the site plan for the 312 entrance fits. We looked at that one first because we are in the middle of construction and we have poured curbs, we have all these things that we went on good faith met the code. They decided to widen the code on us. Again, the way code is written is you can

read it all you want but the interpreter is not you, the final interpreter is the government and they come in and say no, this counts for this not for that. That one works. We have room to nudge the gate a little bit and get the 15 feet on the outside lanes. That gate works real well because it only has the one overhang. The other two they are starting to look at this afternoon and I am going to sit down with them tomorrow morning. I have cleared my calendar to make sure that was the first priority and we will get that nailed down.

What I want to submit to the City of Homestead is basically what I will call a revision summary. I don't know if you saw me here but for three weeks I was dropping off stacks and stacks of plans just to the city because they wanted seven copies of everything, not just summary sheets but seven full copies of sets of plans.

Mr. Diaz stated at this point has the city and county converged to help?

Mr. Winkeljohn responded no. When you are going through a zoning change which is what we are going through the two entities there is no relationship whatsoever. What the county is looking for is basically function, that their fire trucks can get through is essentially what they are looking at, health/safety type issues. What the city is looking at is a variation of an existing rule, their rule of our zoning is that there is no gate there so you have to ask for an amendment to your existing zoning rules. They are asking two different questions but what we have asked them to do is not do what they did to us last time is after they get the county's response ask for it again and give the county a whole other chance to interpret things differently. That in essence is what happened to us with the widening project. In good faith I believe and it is just the best of our relationship with the county and the city that they understand that they are getting everything simultaneously and we expect them to accept one time the final nod from the county and vice versa. Because one will say we want this from the other side and we just sit and get pinged back and forth. That is where we are. Actually, I am very happy that the timing is what it is right now and this is why. Had this been a week later that the county agreed to a meeting what would have happened we would have been on a public hearing schedule and had that first review committee

and then this comes in, that is a pretty material change we would have been back in this process probably three months.

Ms. Castro asked the impact if this computer is not capable?

Mr. Winkeljohn responded we know it can do it. They wanted it documented specifically.

Ms. Castro asked would the alternative be that the gate be further back?

Mr. Winkeljohn responded yes that is where this team of the civil engineer, architect, security person and traffic engineer every person is responsible for a part of this puzzle and moving the gate may impact electric or utility lines, it is not just slide it on a drawing, there is an impact. The good news is in my job in this team is to say if you move it too far that way you are costing this much money so I am holding them on a financial line and everybody is holding a line trying to make this puzzle fit back together. It looks good, we know the timing is there at 100 feet we nailed that down on the boulevard gate. There is no problem with the others.

Ms. Castro stated what worries me about that is that one of our lanes is a merge lane so if they really want those extra 15 feet we are not going to have the clearance.

Mr. Diaz stated I have been saying this all along, I could care less if we have to break up all the curbs and sidewalk, it is so minimal once you build the guardhouse because you don't have a second opportunity to locate the guardhouse. If it is 100 feet I say go 125 feet, what is the max we can push it back so we don't have to worry about anything. I want to go way beyond what the county requires.

Mr. Winkeljohn stated there is a limit on both sides, the further in on the boulevard you go you eventually squeeze.

Mr. Diaz stated I think you could really go back 125 feet as we talked about for two reasons. Number one, for safety because of people making a right turn into the community if they are a visitor have to merge over to the left side up to the visitor lane and you have cross traffic.

Mr. Winkeljohn stated there is a potential crisscross.

Mr. Diaz stated that is number one. Number two aesthetically I think things look a lot grander at an entrance the further back it is from 137th Avenue. It is a long row of landscape and pavers or whatever it is. It makes it look a lot grander so safety and aesthetics.

Mr. Winkeljohn stated I agree. Basically everybody is working on this project but my point before was this actually may be a two or three week delay that could have been a three month delay. Actually, Alex was the key and thank you for making the county realize that we needed them now not when they get around to it so thank you for that.

That is basically what we have been working on for the last two weeks since your last meeting.

Mr. Diaz asked what about the current road project?

Mr. Winkeljohn responded the current road project we focused heavily on getting the three lights up in time for the decorating and of course that was panic all the way until it was no longer a panic when it got done. That was good news. It is never easy because we are dealing with subcontractors of a contractor so we ask him, he asked them and you are pushing a piece of rope in that respect where you don't always get immediate response. We got it done. You can tell we now have a continuous sidewalk on both sides. That was finished earlier this week. Somebody wrote some numbers into the concrete, but hopefully that can be brushed off. It was late enough in the day and I actually went up there to look at the concrete and they came running they thought I was going to write something in the concrete because it was right at that point if I had done that it may not have been removable.

Mr. Diaz stated we were out there earlier this morning and he said he is not going to redo it. I told him he had to be here until 4:00 p.m. so when the kids clear out you are going to have wet cement. You are asking for trouble.

Mr. Winkeljohn stated that is basically the update there. They are going to start pouring the future median next week, they are going to tear out the old after the new line in the center is poured because it is a smaller median they can work on the inside

and then tear out the outside. After that there is a diversion of water and sewer lines where the gate will be. After those two pieces then the round-about, the traffic circle goes in.

Mr. Diaz asked they are planning on putting palm trees or something in the median.

Mr. Winkeljohn stated there is something on your permit I don't remember if it is palm trees I think it is a little smaller than that because the median is maybe 3 ½ feet of plantable area. I will look at it.

Mr. Diaz stated just so we can plan all the irrigation and electrical.

Mr. Winkeljohn stated that is all planned.

Mr. Diaz stated the retainer wall. Dennis had a question about the fence and moving it.

Mr. Winkeljohn stated actually both of us have the same question. Now that you see what it is going to look like the school fence and our fence being right up against where this wall will be, it will look ridiculous. To me there is a piece of fence along the north side of the school that I think can go away completely. Your black fence should start right at the school and jog to where your temporary fence is along that line and that would give you a much better shape visually and get you out of the way of the retaining wall. We also have on the west side a fence that is right up against the wall on a property with a resident on the other side of it not a school and we verified that the property line is 20 feet inside of where that fence is. We have another 20 feet we can move that fence. Dennis and I are going to talk to that resident and let him know we are going to work out the right place for that fence what is going to look best and give us room to plant and have the right grades. We have up to 20 feet, we don't want the fence to go suddenly into somebody what will look like we are jogging into his yard. We will do a nice natural line off of where it makes the most sense. We will make sure the resident is okay with us taking back some of our property.

C. Field Manager

Mr. Baldis stated pads have been completed. The benches arrived and we went ahead and landscaped two benches, one at lake 4 and one at lake 7. Those are landscaped and the cost was \$2,800. The original cost was \$5,820.94 and we changed some things around and brought that down to \$2,800. Lake 7 was completed for \$2,062.01 so those are completed. They also did one pad at lake 2 where they installed some sod and a Royal Poinciana tree and that was done at no charge. They also installed four new trees along Waterstone Boulevard where we transplanted them and they just didn't make it so Valley Crest installed three new ones at no charge to the district. What we have today is we are looking for approval.

Mr. Diaz asked before we continue can we make a motion because I went ahead and approved it assuming the board would want to take advantage of that cost savings. I would like to entertain a motion to approve both the \$2,800 for lake 4 and the \$2,062.01 for lake 7.

On MOTION by Mr. Cooper seconded by Ms. Castro with all in favor the expenditure of \$2,800 for lake 4 and \$2,062.01 for lake 7 was approved.

Ms. Felipe-Ochoa stated before you continue because I know that our budget for those pads was \$50,000 for everything if I am correct so where are we in terms of that \$50,000 mark?

Mr. Baldis responded that was for pads and benches.

Ms. Felipe-Ochoa stated I realize that but now that we are having to do landscaping in a lot of different areas because of the removal of the landscaping or the sod as it was and now that that has to be replaced where are we in terms of those numbers?

Mr. Diaz they did the sod replacement at no charge.

Ms. Felipe-Ochoa stated I know and the trees. We are now at \$4,900 in addition to the pavers which that project was \$16,000+ and the benches were \$12,000 right?

Mr. Baldis responded we had a little hiccup with the benches. The benches came in and the lettering wasn't the exact size that we ordered and we had a long conversation with them and they reduced the cost of the benches by \$1,000. That is going to come in the area of around \$10,000 I haven't received the final invoice from them yet.

Mr. Diaz stated so we are looking at \$10,000 for the benches, \$16,000 for the paver pads and the two landscape areas around that I think we are up to about \$5,000 so you are looking at \$31,000. We have expended \$31,000 on a project that was budgeted for \$50,000.

Ms. Felipe-Ochoa stated right. I think some of the other pads need landscaping and I'm sure you agree with that.

Mr. Baldis stated I'm following the direction of the board. Wasn't the \$50,000 for pavers and pads?

Ms. Felipe-Ochoa stated yes but I want to be extra cautious because we are still in the middle of the construction project which tends to go over budget, which has happened already. That is all, I just want to make sure that we are all aware. He technically has not gone over budget but I want everything to be with all the landscaping included.

Mr. Baldis stated I have two AEWs, one is for lake 13 which is on Waterstone Boulevard and it is for similar landscaping you have seen on lake 7. To do that paver pad comes in at a cost of \$4,254.45.

Mr. Diaz asked lake 6 the big one the double bench one?

Mr. Baldis stated we have that, we are referring to that as the garden. Right now we are talking about lake 13. Jose is here from Valley Crest and he just made an adjustment on work for this and for landscaping lake 13 the bench area would be \$3,200. It has a plant called Muhly grass which is the one that has the purple pinkish tinge to it. It is soft and looks great around water.

Ms. Fere stated they all are going to have the same plant material but not configured in the same way.

Mr. Diaz asked are you using coconut palms? There are five of them and we need to move them.

Ms. Fere responded I have used two so far.

Mr. Baldis stated the cost to do lake 13 would be \$3,200.

On MOTION by Ms. Castro seconded by Mr. Cooper with all in favor the \$3,200 expenditure for lake 13 was approved.

Mr. Baldis stated we are referring to this guard area.

Mr. Diaz stated the name of this is Friendship Park because it is in the middle of Waterstone 1 and Waterstone 2.

Mr. Baldis stated this is the area that has the two paver pads, brick paver sidewalk connecting. I will let Corrine explain to you the design included the mitigation trees.

Ms. Fere stated this is definitely an area we wanted to give some relief and a little bit of a separation from the roadway. You can visualize the two pads which by the small paved walkway you can notice I have made squiggly lines in several different areas all these represent mounds. There are six all together. As you are traveling on the path you have hills and I am trying to separate traffic from the sidewalk. You will be forced to use the path to get in and out you cannot cut across because the landscaping will be there. You also have a beginning of a very decent collection of flowering trees. I have made a board which shows the trees in question some of them are called rainbow eucalyptus, red silk, apple blossom, African cheetah trees and so on.

Ms. Felipe-Ochoa asked is this the same price as before?

Ms. Corrine Fere responded it went up \$2,000.

Mr. Zepeda stated no it went down the new price is \$21,000.

Mr. Baldis stated it was \$26,500 and now it is \$23,000.

Mr. Zepeda stated because the original idea was to create a butterfly garden and those plants are more expensive but in the end we decided not to go with this because those plants you can't keep maintained. It looks messy and doesn't look kept like the rest of the property so we walked away from it.

Mr. Diaz stated we have asked them not to have anything that is low to the ground that feeds ducks also.

Mr. Baldis stated the price went from \$26,500 to \$23,310.66.

Mr. Diaz asked what lake is this?

Mr. Zepeda responded lake 6.

Ms. Felipe-Ochoa asked are there rocks?

Ms. Fere stated everywhere you have mounds you have rocks. It is repeated you have rhythm throughout your entire Friendship Park.

Ms. Castro asked the cypress along the water is that going to create a nightmare for us in our maintenance ability?

Ms. Fere responded no, cypress naturally occur.

Mr. Baldis stated we also in the future going to consider putting some flowering plants in the water, flowering plants that are native which will enhance the area even more but we are not quite there yet.

Ms. Castro stated I was worried as far as trees shedding leaves falling in the lake.

Mr. Baldis stated those trees look really nice by the water.

Mr. Winkeljohn stated for this size of a purchase I would ask that the board not act on approving the funds yet because this actually fits into the project and I'm still pulling together a couple of pieces and this is one of the numbers I needed to give you a recap of where you are to date. I just got Juan's numbers all updated. There is one more I'm waiting for a future change order for the widening. Once I get that number I will put it all together.

Mr. Diaz asked are you trying to use the funds from the new bonds?

Mr. Winkeljohn responded yes.

Mr. Diaz asked and this also ties in with the tree requirement?

Mr. Winkeljohn stated it is part of the mitigation that we offered back to the city.

Mr. Baldis asked can you approve it pending on that?

Mr. Winkeljohn stated yes, they will approve it then.

Mr. Baldis asked are we meeting in a week?

Ms. Felipe-Ochoa stated there is a meeting next Thursday.

Mr. Diaz stated so we will table this item for Friendship Park.

Mr. Winkeljohn stated my observation by the way is that it is exceptional plan in trying to the community and your contractor gave you an exceptional number also.

Ms. Fere asked do I make you proposals for all the other lakes and how far can I go?

Mr. Winkeljohn stated you should have a laundry list of priorities and tell us what the higher priorities are.

Mr. Cooper asked where is the three hole golf course going to be?

Mr. Baldis responded that will be on the FP&L easement and we will get back to you with that.

Mr. Diaz stated one thing I mentioned to Dennis is that we are going to purchase two more of those big CDD signs that we have for the road widening project and we will be reusing those signs. There will be three of them, one will be the road widening sign to be redone to say guardhouse project and then we are going to purchase two more. I told Dennis put one up now and use it for this project to kind of give credit where credit is due and then when we are done with this project then use it for one of the guardhouses.

Ms. Felipe-Ochoa asked how much do those cost?

Mr. Diaz responded I think they were about \$600.

Ms. Castro asked how are you going to prevent people from stealing them?

Ms. Felipe-Ochoa stated this is a big sign, not the little sign. You are going to buy one more.

Mr. Diaz stated one more for now. The idea is when the guardhouse is coming we are going to have one in each location so people know what is coming and advertise

on our website and it tells you what is coming. It also gives the CDD credit for providing that.

Mr. Baldis stated the mulching has been completed. The annuals are being completed today.

Ms. Felipe-Ochoa stated I thought we picked different annuals. I didn't know we picked flowers I thought we picked that leaf one.

Mr. Baldis responded no you are talking Caladium and that is through summer. Caladiums like the heat, the impatiens are more or less for the cooler weather. That is going to be completed today.

The holiday decorations are being installed they are fine tuning it today. They are doing the final touches and everything should be 100% at nightfall. The electric has been completed in all the areas including the round about so that should be lit up tonight also.

Ms. Castro asked how are they planning to light the banners?

Mr. Baldis responded when they install it there are certain things that happen and they needed lights on in some garlands and items like that. The banners were installed incorrectly, so they are doing things like that as we speak they are out there.

Ms. Castro stated one of the banners the lights that go around it, they have a couple with the light bulbs are out. When you go in it is the second or third pole, the led lights are out. They didn't fix the one for your end.

Ms. Felipe-Ochoa stated I think they fixed that earlier.

Mr. Baldis stated all of those little items are being taken care of as we speak. Unfortunately, we had an incident where someone has stolen several sets of lights from Waterstone Way and Campbell Drive. I believe it is 190 sets. Did they send the fax?

Mr. Diaz stated he can't because we are on the conference. Can you email it to me and I will print it?

Mr. Long stated yes.

Mr. Baldis stated I need you to explain to the board the cost of replacing the stolen lights because they are going to have to approve that number.

Mr. Long stated as soon as I send the email I will give you the numbers.

Ms. Castro stated I thought they had guaranteed that their system of installation the lights couldn't be stolen.

Mr. Baldis responded no.

Ms. Felipe-Ochoa stated you can't take those lights and put in your house.

Mr. Baldis stated whoever stole them stole something they cannot use. There is no way from stopping someone from taking the lights off a hedge.

Ms. Felipe-Ochoa stated I would like to hire the police for extra just so we have those lights and their job is to watch the lights. I know it will be costly but at this point we keep replacing lights and paying for lights.

Mr. Diaz stated it varies from the time they put them out there the lights weren't on and left there for over a week with no street lighting and the lights themselves weren't on. I think it is more conspicuous to see somebody taking lights while they are on than when they are off.

Mr. Baldis stated before Jose leaves I just want to point out how nice the community looks right now and I'm very grateful.

Ms. Felipe-Ochoa asked Kevin what is the cost for replacement of the stolen lights?

Mr. Long responded the purchase of the lights and labor is \$3,942.50. That is option one if you want the stolen lights replaced with new lights in the hedges the total amount due is \$3,942.50. If you choose not to have all the lights replaced we will give you a credit of \$1,710 for the previously paid rental by the lake leaving a balance due of \$2,332.60.

Ms. Castro asked is there nothing that can be done about that number?

Ms. Felipe-Ochoa asked versus a \$2,300 rental type thing?

Mr. Long stated the \$2,332 is the difference between a rental and purchase of the lights.

Mr. Cooper asked what insurance do we have?

Mr. Winkeljohn stated I will look at it and see if it can be claimed on insurance. There is usually a deductible. I don't know how high the deductible is on theft. You have property insurance that should include that.

Mr. Diaz stated okay we have the proposal now. It is 190 sets were stolen. Looking at the original contract for that area we have the total amount in front of each of the two planters it is 140 led light sets at \$9 each.

Mr. Long stated on page 6 is in front of the fence on 137th that is where we had 120 sets were taken from there. That was \$1,710 for rental cost of the lights that were stolen. Option one is if you want to place lights in the hedges then we replace the lights in the hedges but we need money for the purchase of the lights. For the loss of the lights and we have to redo labor.

Ms. Castro asked how much is it for installation?

Mr. Long responded about \$5 a set.

Mr. Diaz asked \$5 a set to do it on ground level?

Ms. Castro stated \$5 a set to install something that is \$10 a set.

Mr. Long stated actually it is \$15.75 a set. The rental is much cheaper and we absorb the cost of the lights over the course of several years. That is why there is such a huge difference between rental and a purchase.

Mr. Diaz stated that \$9 each is for rental of lights.

Mr. Long stated that is right that is rental and labor.

Ms. Castro asked is there any way that instead of having to purchase all of this and pay the \$3,332 we go ahead and lease?

Ms. Felipe-Ochoa stated that is the second part on the bottom.

Mr. Long stated somebody has to replace the lights that were stolen from us.

Mr. Winkeljohn stated he was renting them to us. Part of rental is that you have to return it.

Mr. Diaz stated in my eyes we are looking at about \$180,000 contract and we went over on the boulevard side and that was increased without any negotiation, pretty much everything we have done so far have been without any negotiation whatsoever

and the price was never brought down we just went with the original price. Is there any way we can go half and half on the loss on this?

Mr. Long responded the loss of the lights is out of our pocket as well. I can see what I can do. If you want I will forgo the \$5 a set and just charge the \$15.75 a set and count the labor in that as well.

Ms. Castro stated we would really appreciate whatever it is to bring this price down.

Mr. Long stated you have to understand if we go through any more lights, we don't have any more lights we are sold out. Our pricing is pretty good. I will take the labor cost out of that and call it \$15.75 a set.

Ms. Felipe-Ochoa that brings it down to \$2,992.

Mr. Long stated replacement of the lights I don't know. We have the labor and then we also have to send a crew back out again to do this because the crew that is there I believe is probably gone by now. I don't know but I think they are probably gone by now.

Mr. Diaz stated they have to come back anyway for two other banners and some other work we have.

Mr. Long stated the problem is we have another 14 days before those banner lights are here.

Mr. Baldis stated Chris told me they were starting their weekly service next week. Can they do it then?

Mr. Long responded I can't have the service crew do it because it is only November.

Mr. Diaz stated I think they might still be here because they had a lot of work left.

Mr. Baldis stated they drove by about half an hour ago.

Mr. Long stated there are 190 sets of lights and it is not like they can do it in an hour.

Ms. Felipe-Ochoa stated we are a lot better with that.

On MOTION by Ms. Felipe-Ochoa seconded by Ms. Castro with all in favor the negotiated price of \$2,992.50 for the replacement of the lights was approved.

Mr. Baldis asked Kevin will you call Chris to see if he is still onsite because he has those lights with him.

Mr. Long stated I will call right now.

Mr. Baldis stated thank you.

D. Manager

Mr. Winkeljohn stated in regard to next week's meeting it is a landowners meeting but it is advertised so we can hold the business meeting after the landowners meeting if you so desire. I have a few things to bring to you. I'm hoping to have the budget number to give you an update so we can move forward. There is one landowner seat, Sonia's seat was a general election seat that you filled your term expires and it will become vacant at our next meeting. The board would have an opportunity to appoint her to replace that or someone else. Curtis' seat is the remaining landowner seat and I have two copies of the proxy and a ballot. Any property owner in the district has one vote so the people sitting here would constitute four votes.

Ms. Felipe-Ochoa asked how many votes does he need?

Mr. Winkeljohn stated he needs one but it is advertised publicly. If you so choose, there are two copies of a proxy you can fill one out, you don't need one if you are here but if you are not here you can fill one out and give it to me. You have a week. Because there was an election, Alex, Sonia if you reappoint her and Curtis if he is elected you will be sworn in at the beginning of the business meeting next week.

Ms. Castro asked is this for every homeowner?

Mr. Winkeljohn stated any property owner has a vote. There is a line where they have to document their address and I can look on the property rolls.

Mr. Diaz asked can you explain to the board what the WITS means?

Mr. Winkeljohn stated we have developed a page on the website for the officers who have laptops and internet connection out here when they are working on off duty detail they click onto our website log in under their certain password and user name and they can enter their incident reports live into our data base now. As they choose a section of the property, that report when they are close it or when they finish filling it out sends an email to the affected party. If it would be in Waterstone 1 the Waterstone 1 crowd would get it or Waterstone 2 whatever property association was affected. If it is district property it goes to Dennis. It also is creating a database of incidents so when the officers sees a house he is suspicious of he will log in an incident and he will be able to see any other logs instantly in there and he won't have to look it up or call somebody he will be able to see it right away. The ultimate goal for me and for us is to start tracking any trends. We can use more information like this in our hands with our partners in law enforcement, the City of Homestead, to coordinate. Remember, we talked about we wanted a coordinated effort with the off duty detail which is something we were getting by using an officer as opposed to a private person. It is a tool.

Mr. Diaz asked can we provide a reward for anything leading to an arrest with district funds?

Mr. Pawelczyk stated I don't know for sure but it depends what the arrest is for, if they are vandalizing district property.

Mr. Diaz stated any theft or vandalism to district property, i.e. Christmas lights and decorations, graffiti and things like that?

Mr. Pawelczyk stated I will have to look into it, I'm not sure off the top of my head. I will take a quick look before the next meeting.

Mr. Diaz stated as far as crime is concerned we have had several instances in the HOAs but they couldn't give a reward.

Mr. Winkeljohn stated I just received an email that it looks like the gates will fit, with a widening of the lanes, it will fit. We are going to meet Monday with all the parties to see for sure.

Ms. Felipe-Ochoa asked when is the DRC meeting?

Mr. Winkeljohn responded it is the 20th of November.

Mr. Diaz stated I did wonder how they are going to get the center pillar in for the overhang with enough space.

Mr. Winkeljohn stated it is tight. The fire trucks aren't going to like that. The architect has to kind of argue our side a little bit because the fire department will say absolutely this is what it has to be. The code says 15 feet wide and 13 ½ feet high. It will be designed that way

FOURTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Castro stated we have a light out on a post in the boulevard.

Mr. Baldis stated there were seven lights total.

FIFTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Cooper seconded by Ms. Felipe-Ochoa with all in favor the meeting adjourned at 4:37 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

NOTES:

~Please note that at the next meeting we will add to the agenda the letter from Portofino Lakes Property Owners Association with regards to the Removal of FPL light Pole

Please note that at the next meeting we will be the LO election for the one seat and we will also add the item to confirm the General Elections Results (please make sure to obtain an oath)

Agenda Items:

~