

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

The special meeting of the Board of Supervisors of the South-Dade Venture Community Development District was held on Thursday, December 13, 2012 at 3:00 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
Mike Lopez	Assistant Secretary
Sonia Castro	Assistant Secretary
Monica Elliott	Assistant Secretary

Also present was:

Mike Pawelczyk	District Attorney
Paul Winkeljohn	District Manager
Dennis Baldis	Governmental Management Services
Maria Mijares	Waterstone II Clubhouse Manager
Victor Rodrigo	Resident
Rene Pineda	Resident
Xavier Lanzurique	Resident

(PLEASE NOTE: Due to difficulties with individual microphones, these minutes were transcribed to the best of our ability.)

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

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Mr. Aponte: Moving on to item No. 2, Organizational Matters, oath of office for newly elected supervisors.

Mr. Winkeljohn: Yes, thank you. As you guys know we had an election on November 6th and congratulations to Mike Lopez. Mike, I've already gone over a lot of the details of a public supervisor and he was kind enough to meet with me for several hours in the last few weeks to get familiar with the District and to learn about the various rules with the supervisors, so we don't have to spend a lot of time on that today. The first item though is the oath of office, so I will ask you to raise your hand, I'll say "I" and you would just need to state your name for the record, and then I'll read the oath and at the end if that's acceptable you would say "I do", so "I".

Mr. Lopez: "Mike Lopez."

Mr. Winkeljohn: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the South-Dade Venture Community Development District and recipient of public funds on behalf of the District, due hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the South-Dade Venture Community Development District, Miami-Dade County, Florida.

Mr. Lopez: "I do."

Mr. Winkeljohn: Congratulations.

C. Election of Officers

Mr. Winkeljohn: Alright, so the impact of having a new person take a seat on the board, as you know, is to affirm or alter the officers of your District. As you also know by contract my firm provides you, myself, Paul Winkeljohn, as an assistant secretary, a secretary in the name of Rich Hans, and a treasurer by the name of Patti Powers, they are the officers that conduct the administrative functions of your board. The statutes require that a chairman and a vice chairman also be elected. I suggest that any remaining members of the board be elected as an assistant secretary. Currently your officers are Miguel Aponte as chairman, vice chairman is Curtis Cooper, and as I stated everyone else is either an assistant secretary, secretary, or treasurer. So it would be in

order at this for any member of the board to provide a motion with a new slate of officers, the same or somewhere in between, it's really up to you.

Ms. Castro: I move to stay the same.

Mr. Winkeljohn: Is there a second?

Ms. Castro: Nobody wants to second, ok well then I make a motion to change, who wants to change their position? I'm fine being an assistant secretary.

Mr. Miguel: I want to make a motion to make Curtis chairperson.

Mr. Winkeljohn: Alright, so there is a motion for Curtis as chairman, do you have a vice chairman in mind, or do you just want to do one at a time?

Mr. Miguel: We can do one at a time.

Mr. Winkeljohn: Ok, so is there a second to Miguel's motion?

Ms. Castro: Well would you like that position Curtis?

Mr. Cooper: Sure.

Ms. Castro: Ok, well then I second the motion.

On MOTION by Mr. Aponte seconded by Ms. Castro with all in favor, electing Curtis Cooper to serve as chairman was approved.

Mr. Winkeljohn: Congratulations Curtis, you are now the chairperson, and you know the rules as chairman, you're only allowed to entertain motions but for one exception, the most important motion is to adjourn the meeting, so be ready.

Mr. Curtis: Ok.

Mr. Winkeljohn: Really the intent of that, for everyone's purposes is so that the chairman in a symbolic leadership role is not initiating business and basically it appears that they're driving the agenda and that's really the intent. The chairman does a lot of talking and sometimes a lot of influencing, but through Roberts Rules and through proper practice is that non-chair members initiate the motion, so it's a little housekeeping type of an approach and we follow that one in this District by rule. So at this time you have a vacancy of a vice chairman, and I assume this motion would retain

all the other officers either as an assistant secretary or as I stated, that would be the nature of the motion. So is there a motion for a vice chairman?

Mr. Cooper: I can't make a motion.

Mr. Winkeljohn: Well, in an election you can.

Mr. Pawelczyk: Well you're not really even making a motion, I guess really you're just nominating somebody for vice chairman.

Mr. Winkeljohn: Right.

Mr. Cooper: Ok, I nominate Miguel as vice chairman.

Mr. Winkeljohn: Is there a second to the nomination?

Ms. Castro: Do you accept?

Mr. Aponte: Yes maam.

Ms. Castro: Ok, I second it.

On MOTION by Mr. Cooper seconded by Ms. Castro with all in favor, electing Miguel Aponte to serve as vice chairman and keeping all remaining officers in the same positions was approved.

Mr. Winkeljohn: And I take in your motion is as I stated, that the assistant secretaries would include Mr. Lopez, Ms. Castro, as well as Monica and myself, and the treasurer and secretary are Patti Powers and Rich Hans respectively, so that's how the motion was taken, unless there are any objections.

B. Consideration of Resolution #2013-01 Recognizing and Accepting the Miami-Dade County Canvassing Board's Declaration and Certification of the Results of the November 6, 2012 General Election

Mr. Winkeljohn: Item B on your agenda is resolution #2013-01 which is a housekeeping item. At the conclusion of a general election, which you had, it's appropriate for the board to act by this resolution certifying the results of that election. I have nothing other than to tell you that I would recommend approving this motion.

On MOTION by Mr. Aponte seconded by Ms. Castro with all in favor, Resolution #2013-01 recognizing and accepting the Miami-Dade County Canvassing Board's declaration and certification of the results of the November 6, 2012 General Election was approved.

Mr. Winkeljohn: Then item C, which we just took care of previously. Curtis?

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
October 25, 2012 Meeting**

Mr. Cooper: Yes, item No. 3, Approval of the Minutes of the October 25, 2012 Meeting. Are there any corrections that you notice while canvassing the previous meeting minutes. Sonia, Mike, Miguel?

Mr. Aponte: No.

Ms. Castro: No, I don't have any.

Mr. Cooper: Alright, so we would just need a motion to approve the previous minutes.

On MOTION by Mr. Aponte seconded by Ms. Castro with all in favor, the Minutes of the October 25, 2012 Meeting were approved.

Mr. Winkeljohn: I will also refresh the logic of minute approval, one of which you never alter the minutes because the record is the audio recording, which is taking place electronically at this time. That is the record, all you're doing is recognizing the transcription of that audio recording as a record and into the record, and if you know of any typos or discrepancies or misunderstandings in the person who typed your minutes, you would correct them at that time. You're not altering facts or anything like that, so even if you weren't here, you're really voting to accept a record of the District, so you don't have to be on the board to have done that.

FOURTH ORDER OF BUSINESS

**Presentation from Ms. Nazy
Sierra Regarding Waterstone
Relay for Life Event**

Mr. Winkeljohn: Item No. 4 I believe, if you don't mind Curtis, Nazy Sierra's office had contacted us about attending a meeting, and so for obvious purposes we cancelled the November meeting, and re-scheduled it for today, and they were told this but they didn't show up so we can skip over this item and hopefully they'll be available another time to visit with us.

FIFTH ORDER OF BUSINESS

Consideration of Radar Sign Proposals

Mr. Cooper: Alright, item No. 5, Consideration of Radar Sign Proposals.

Mr. Winkeljohn: Yes, in your packet, actually Curtis you were the lead on this, we wanted to put a solar powered radar, "this is your speed" sign in the community and this system is for the pole at a fixed sign location and I didn't see if we had gotten the mobile one, but the idea was to have two of these ultimately. One in an area right at the curve in between the two clubhouses, right before that curve is typically the highest speed point visually, the sense of speed, whether it is or not we'll find out, so we wanted to put one of these permanently there. Then ultimately buy a second one that's mobile, and a mobile one is exactly that, we can put it in front of the school, we could put it over by gate 1, so we could use it as a strategic tool and move it around. I think it's a great idea, I think it helps remind all of us who are texting, drinking coffee, and talking on the phone at the same time, that we might be speeding, perhaps. I would also caution the board that I don't think financially this time of year is the time to spend money, but we wanted to put, as you guys know, because of the timing of our cash revenue, but it is something I think the board ultimately would probably approve with your discretionary project funds.

Mr. Aponte: What's the advantage of having two mobile signs, instead of just one, is there a disadvantage to that?

Mr. Cooper: The advantage of having one that's stationary is that it's solar powered, so as far as the batteries are concerned, hopefully the solar powered may get

more light than the battery one, and also the appearance of it, it's a decorative pole versus basically a cart that it's on, that you would wheel around.

Mr. Winkeljohn: Right, you would put it in a pickup truck or on the back of a gator from ValleyCrest and they would set it up for us and move it around, so that was just the idea.

Mr. Aponte: That's fine, I'm just thinking and imagining moving that sign, or both signs around weekly.

Mr. Winkeljohn: Well I think you have one area where 80% of your problems take place and that's why a fixed one makes sense, that's where you would put it all the time, and why have a temporary pole that they'd have to move to cut the grass, where you are going to leave it 80% of the time, it's somewhere between the two clubhouses, that's essentially where it's going to go, so that one basically fits the formula for a fixed pole. Then the other 20% of the time, and these are just made up numbers, but is it in front of the school, or is it over by gate 1, or is it at the Boulevard if you're having trouble in that 50' stretch between the gate and the roundabout which was designed to eliminate traffic problems. The other way to look at this is, let's not waste \$3,000 or \$4,000, let's save some money over the next few years and put that other roundabout in, because the other roundabout is another traffic calming effect, so there's other thoughts.

Mr. Cooper: We could always just do the one and see how it works out, and one of the benefits also with these signs, none of the other companies that I saw when I was looking into this had the capability of remotely logging into it, say for example the police officers in being able to see the exact times of the peak times of the speeders and to be able to set up speed traps to get the community back to where it should be with 30 mph, as opposed to speedway boulevard speeds at some times.

Mr. Winkeljohn: So at this time, I would recommend no action, but just for the board to think about it and see what your observations are in the community and as funds are available, I would say in the spring, you might pull the trigger on one or both, or none of these, at your discretion.

Ms. Castro: Well for the board's consideration, maybe this speed thing is not the way to go, maybe what we can do is something more because we already know the area of trouble, so a sign is not really going to stop that, and putting a radar there is not really the answer. I believe we can put maybe the things that they have on the street, and the Turnpike that basically slows you down because it creates a lot of noise, or maybe add further plant material that would maybe make a difference.

Mr. Winkeljohn: Well the more you shrink the visual cues for the driving, the worse it will be.

Ms. Castro: Because \$4,000 for radar to me is really not the answer, we know what the problem is, and a radar is not going to stop speeders.

Mr. Winkeljohn: Very good.

Mr. Lopez: I agree with Sonia, why can't the roving police just give tickets and citations? I think that's way better than \$4,000 radar.

Mr. Winkeljohn: Right, and as an example, about 2 months ago we saw some horrible acts of irresponsible driving with somebody passing a stopped, unloading and loading school bus.

Mr. Lopez: Yes, that was in front of my community, but if the roving police is already onsite 24/7 is there a reason why he can't do citations?

Mr. Winkeljohn: Yes, one of the things he was asked to do is to do traffic enforcement, but I actually went the other way and I went to Captain Ray and said, add traffic enforcement here for free, so we didn't delude our officer presence and they did it right away, they scheduled it and I think they were out here, but it's the kind of thing, as you see just in your meaningful observations, you get a sense that people are getting aggressive, we'll send a note off to the police and they're usually pretty responsive to putting their own portable speed sign out here which I believe they did, and also to start doing some random traffic enforcement.

Mr. Lopez: I believe speeding, and for the board to consider, I know right now three cities, Miami Springs, Virginia Gardens and Pine Crest, not only does speeding create a factor of security for the District, where you know children who walk the

Waterstone Charter School are in jeopardy by being hit by someone who is text messaging on the street, but it also adds another ring of security in the aspect that there's a District that's actively involved in giving speeding tickets, less crime occurs, because the criminals don't want to come to the District because there's a likelihood of them getting stopped for one reason or another, whether it's for speeding or having a tail light out, so an active police presence, not only giving citations, so I believe this is the way to go. Have either Homestead Police come and give tickets for speeding and I guess we could determine what time is the best time to do it, or another agency can even do it for us, if possible.

Mr. Winkeljohn: It's allowable if the county jurisdiction overlaps the city, they tend not to do that to each other's jurisdictions, but if they don't do it and they refuse, then you would have the right to invite highway patrol or someone else as a detail generally, but we'd rather it never get to that because of the impact of that.

Mr. Pawelczyk: We have a school zone that I drive by every day, I drop my kids off at school, and there's a police officer that sits there, and I know he's there obviously, but there's a school zone there, and he's a motorcycle officer so his bike is hidden and he just sits there and pops people left and right, and it's actually comical, it's every single time he's out there he has 3 or 4 cars pulled over just waiting to write them a ticket, as opposed to the patrol vehicle where there's a lot of areas as you curve around here, where a motorcycle officer would be able to step out from behind the bushes, and what I've seen there though is, most people, and I know it's there, and so I'm not the only one who takes that route every morning, but everybody slows down, nobody goes more than 15 mph through there, the regular drivers, and that's what you're trying to control. It's the people that live here that are flying through this community.

Mr. Aponte: Right, it's the same people over and over again every morning when I jog.

Mr. Pawelczyk: It's the same in my neighborhood, it's the same one who goes down the street speeding, is always going to go down the street speeding until he gets a ticket.

Mr. Aponte: Just as long as we're not pulling our roving officers from the actual communities, I have no problem with that.

Mr. Winkeljohn: Right, and the first cut is to act like any community and put our direct pressure and formal request for regular traffic enforcement and I think that's basically a consensus of the board, so let's see how it goes and a few months from now if we're not satisfied and we think we need to up the ante, if you will, and use some of our off duty time to target traffic enforcement, that's certainly appropriate, then we're losing something but we're gaining something, so I couldn't argue that, and if that doesn't work then we would look to an outside agency.

Ms. Castro: I think Dennis wants to comment.

Mr. Baldis: Yes, I would consider doing it now because of the holiday, and there's going to be a lot of people having cocktails, so I think it would be a good time to do it.

Mr. Winkeljohn: I'll request it this afternoon.

Mr. Cooper: Great, thank you Paul.

Mr. Pawelczyk: I think we should for the roving patrol, even if you're going to use the roving patrol, he can actually write 1 or 2 tickets and everybody is going to slow down, so if he writes one ticket, if he sits out there for 15 minutes and writes 1 ticket, just make that part of his patrol, if we're forced to do that, it's going to make a huge impact just by writing 1 ticket a shift.

Mr. Cooper: Right, behavior modification is constant over and over again, and there are certain areas where I see those motorcycle cops, and I will not go any faster, so we just have to retrain the people of Waterstone to be respectful of the speed limit.

Ms. Castro: Well maybe we can contact the people from The Grand and ask them if a cop can hide in there because that is the area where people usually speed.

Mr. Winkeljohn: We'll work it out, we'll let the professional figure out where they want to hide.

Ms. Castro: Ok.

Mr. Cooper: Ok, so the consideration is tabled for a future meeting if we need it.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Cooper: Item No. 6, Staff Reports, Mr. Attorney?

A. Attorney

There not being any, the next item followed.

B. Engineer

There not being any, the next item followed.

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

Mr. Cooper: Alright, item C, Field Manager, Consideration of Actions and Proposal from Field Manager's Report.

Mr. Baldis: We really haven't been doing much other than general maintenance, all the decorations, the mulching, the annuals, everything has been done. I did a drive through today with ValleyCrest and told them as we do prior to Thanksgiving, now this week we need to detail and make sure everything is in the best shape possible for Christmas. I also met Mike Lopez, the new board member, and he did participate in the drive through with us last week, so welcome aboard officially.

Mr. Lopez: Thank you very much Dennis.

Mr. Baldis: If there's anything you have for me, I'll be happy to address it.

Mr. Aponte: Thank you. Portofino Point, I think we talked about this before, you've got the west south gate that has been taken completely off, and I put it back together, but it's damaged.

Mr. Baldis: I can tell you, we went through a period where we didn't have much problems with fences and gates, but over the last week or so there's been a lot of that, not only gates, but we've had entire sections of fence, not cut, but just taken completely down. We used to use a fence vendor to do those repairs, but we've made that part of the ValleyCrest order because he's out there all the time, and he more or less sees them before we do, and sometimes even fixes them before we even see them, but I'll make sure they know that, and I know we looked at a lot of stuff today.

Mr. Aponte: Ok, thank you.

Mr. Cooper: Dennis, I just have one thing as a follow up, since I didn't go with you on the drive through the past 2 weeks, the golf cart tires, did we have any luck with that?

Mr. Baldis: Yes, we've been shopping around and I told them today to go ahead and order tires, we got 4 tires and the cost is going to be \$299.60 so Vince is going to come and bring a trailer over, take the golf cart and get the tires put on, and he's doing that at his expense, so they'll be on next week sometime.

Mr. Cooper: Great, does anybody else have anything for Dennis?

D. Manager

- Clubhouse
- Gates

Mr. Cooper: Alright, moving on to Mr. Manager?

Mr. Winkeljohn: Thank you. I'll go with gates first and then Maria is here so we can talk about the clubhouse second, if you don't mind switching those items. I have had a very interesting few weeks with our gates, the most interesting thing was, and I talked about this last time how we had some loop issues and because of the design of the gates versus the final design of the road, the loop system was inadequate and in the process of getting ready to change that someone hit the gate that was down, and torqued the entire housing unit, and we're talking about gate #1, outside lane, or the resident lane, and torqued the entire frame that holds the motor and the mechanism and cracked it in about 4 places. Why it was down was probably because if it goes up and comes back down it would have hit the cars, so it's supposed to be down and the driver is supposed to wait, but they didn't. So we replaced that gate arm in an emergency mode, the best available gate arm that we could obtain to put in there was purchased and it has a slightly different physical gate arm, it has a nice big soft cushion on it and in a secondary repair, instead of adding the loop I talked you about under the bricks, the guardhouse technician thought that he could put a beam at an angle across there that would be tied to this new gate arm, and it would keep the gate arm open when there was a car in queue

because of the high speed tailgater issue which is what we were dealing with. Well the other problem is, when the gate is down, and it isn't read by our ("read array") difficulties, then the last 3 weeks we've had a handful of people or maybe the same person over and over again, decide to drive through the arm anyway, and today I validated that what I thought might have been just somebody's opinion, it appears that it might be true. So I'm going to research the video, and it's a good thing we can do that quickly now, and pull together an identification of somebody who aggressively decided that when they saw the new gate arms, and they are the similar arms that are in a couple of the other communities here and they know there's a plastic device that straps them in and so all they have to do is hit it going a couple of miles an hour and it just pops off, and breaks the plastic and you just strap it back on, so it's not an expensive repair, it just lays on the ground until you fix it. So I will send a bill for the labor costs to replace an arm, as well as the material costs. All that said, we're actually going to get a much safer gate as a result of the little beam I've put in there, and I've tested it today, even without the arm there you can still tell whether it's working or not, we're still getting a pretty low read rate on a percentage of cars coming in, so even though all the loops are right, the gate just doesn't go up for certain cars, with certain types of placements of their decals and certain window types. As I said last meeting, and for Mike who wasn't here and I think he understands this now, there's going to be a percentage of failure at gate #1, it's about a 7 or 8 variable equation as to what doesn't work there, and we can pick off 5 or 6 of those variables but we'll cause 2 more if we try to pick off the last 2 variables, so we'll cause maybe 4 more variables by changing the lane. One thing I am going to do to add to it, and I think this is going to help as we stand today, the current set of speed bumps was there to slow down the driver right at the gate and that worked with the loop system as it was, it helped. So I'm going to add a one car length queuing spot with a second set of speed bumps right behind that and I have four more speed bumps to replace the two that are there, they're a little worn down, and put two more in behind it at about 60' or one car length spacing. That should slow two cars down, one going through the gate and one spaced behind that car far enough where they won't create all these headaches that we're

dealing with high speed tailgating which is really the essence of what we're doing. So with that said, be on the lookout for a new set of speed bumps if you go down that gate so that you don't get surprised, and hopefully it will improve, he put the gate arm back up today and I'll let you know if I find out who's doing it.

Mr. Aponte: When's the ETA for the new arm?

Mr. Winkeljohn: The new arm is up right now, they put it up while we were in the meeting, it should have been up when you went through.

Ms. Castro: Yes, it is there.

Mr. Winkeljohn: Ok and with the speed bumps, the crew had already left for today, and they don't work on Friday, so they'll do it on Monday when they get back. If we could just take a break on my report, I noticed that we have a guest today, did you want to say something to the board today?

FOURTH ORDER OF BUSINESS

Presentation from Ms. Nazy Sierra Regarding Waterstone Relay for Life Event (Cont.)

Mr. Cooper: That's fine. So, going back to item No. 4, presentation from Ms. Nazy Sierra regarding Waterstone Relay for Life Event, welcome.

Ms. Sierra: Thank you guys very much for the opportunity to be here with you. Welcome Mike to the team, I'm really excited to have a Waterstone I resident on the CDD board, I think it's going to be a great year for us and I've always been a big supporter. What I am here for today is that I have been asked by the person that's in the charge of the Relay for Life Event for Homestead in Florida City to create a team and I thought what better way to help unite the community than to create a Waterstone Community Relay for Life team. The actual event doesn't take place until May, but from now until May we have to do fundraisers, and different events to be able to get funds for this amazing cause. A lot of people in our own community, and I'm sure in many of our lives suffer from cancer and I personally have lost a brother and a cousin to cancer at very young ages and so it's very near and dear to my heart. One of the things I'm asking the CDD board is for your commitment in helping me get the word out to the community. I

did create a Facebook page for the group and I do have a couple of people on there already, 18 total, but I'm hoping to be able to recruit more people to this cause. I did bring with me some posters that we can either put at the guardhouses or maybe even the clubhouses, although they are very generic and I'm actually going to be paying to have some small banners created, I think they're 3 X 5's that maybe we can put in front of the clubhouses or even in the guard shacks and it's just really bringing awareness to this cause. It takes place May 17th through Saturday, May 18th, it does start at 5:00 p.m. and it will be at Homestead Hospital, so the walk is on Homestead Hospital and basically any questions that you may have I can answer. I did bring some other documentation for you so you know what the event is really about. Does anybody have any questions?

Mr. Aponte: The only suggestion I have for you Nazy is that we use the A-frames for the actual advertising of meetings, and so that's something maybe we will do, so you may want to fit them to the sign and then it can be moved around from guard shack to guard shack because we don't allow anything on the actual windows of the guardhouses.

Ms. Sierra: Ok, well these are the generic ones that were created by them and it really doesn't have our contact information. I did create an email address for the group which is waterstonerfl@gmail.com and I just signed up the group and did the first \$100 donation that you have to do to be able to open up the team, so everything has been set up as of today and again, I don't know if you guys have email blasts that you do, or you have a way of communicating or maybe in the next newsletter that you put out maybe you can put a blurb in there, just a way to try and bring the entire Waterstone community together and it's my way of giving back to the community too.

Mr. Cooper: Great and in speaking with the principal of the school and partnering with the sign with them, assisting them, and giving them the land to put the sign up there, they have the high definition of the Jpeg I guess, or maybe some information and they could put it up.

Ms. Sierra: We did create and I have gotten full support from Ms. Aguilar, I will be meeting with the PTA and with her faculty at the beginning of January, so her first PTA meeting and her first faculty meeting in January and I will be presenting to the

group as well. She's also allowed us to use the facilities of the school, we're going to be doing a Zumbathon which we're bringing in Zumba instructors and then we'll be charging for patrons to come in and all of the funds will go towards our event. Typically what they do are car washes, and bake sales, but I really want to start thinking out of the box and one of my team members came up with the idea of maybe on a Sunday when the clubhouses are more full to come out and be able to sell drinks or hotdogs or something to be able to get some funds, but if you have any ideas I would really appreciate just sharing them with us, and we'll get them going, so I'll leave all of this with you.

Mr. Cooper: Ok.

Ms. Sierra: On another note, I just need to know, I've only heard from Mike and from yourself, Curtis, in reference to the meeting that we have scheduled with the city, so I know Mike you can't make it for the day that she had, so I just need to know what day is better for you so I can put that together, and in fact I have a meeting with the city now.

Ms. Castro: I am not aware of this meeting, I didn't receive an email.

Ms. Sierra: No, and I don't even know why Sonia was not originally on the whole email list. We met with Commissioner Lynda Bell in reference to getting a traffic light on Waterstone Way and Campbell Drive, and it wasn't a CDD issue, it was just community members that got together, it just happened that Miguel, Curtis and Mike were there and just to give an update on that for you guys, and I don't know Curtis if you shared with the group or not, but they're already going to do another traffic study for us and that's already in queue to put out the measuring beams, I don't know what they're called, but the strips that they put out on the road. The biggest concern for me as a parent, even though my children are not of elementary school age anymore, is the fact that we don't have any traffic signage about a school on Campbell Drive, so that was my biggest point and I stressed that with Commissioner Bell, as well as a traffic light in that corner because it can get pretty hairy there sometimes.

Mr. Aponte: Hopefully they won't choose Christmas vacation time to put the traffic study out there, because that's what happened to us in the past.

Ms. Sierra: Well you need to make sure that when you see them go up if one of you just let me know, if it's not the right time, I will share that with Commissioner Bell because she really wants to make this happen for us. She does see a need as well, unfortunately, as government works we have to have the study done but they're willing to pay for it and they're moving forward with that, but if it does come during Christmas break or at another time when the students aren't there, just let me know so I can make her aware and maybe they will extend it for a couple more days. Another thing that she had suggested to us was for us to take some pictures of when it gets really bad so if any of you are in the area, just snap them with your phone and send them to me and I'll make sure that she gets them.

Mr. Lopez: I want to add something to the pictures, I had spoken to John Anderson, and I'm going to discuss that with him on Saturday, so I'll take care of the pictures, he's going to help me take some really nice pictures during the school hours and we'll submit them.

Ms. Sierra: The speeding also on Campbell, that's the hugest issue because there are children walking on the sidewalk.

Mr. Winkeljohn: And the District has a long history with this project, we had two, what we thought were missing street lights and there's an amazing story I'll tell you some other time about the permit to put the street light in, they started on the one we wanted and they put it at the other place and there was some developer funding and when it came time, and it was supposed to go in front of the school, and they put it at Waterstone Way and 137th by accident, by mistake and when we brought it up to them, they realized it was a mistake and they said, we'll we can't put it in front of the school now because the money is expended but it didn't meet the warrants, and you know how traffic lights are supposed to work, you don't want people on a popularity basis deciding where traffic should be controlled, it has to be an engineering driven process, not a personality or a popularity process. So we went through all of that and we went and we did a couple of studies like you mentioned, and I don't know that they were during

Christmas but they probably weren't good enough and sadly you need tragic accidents to create that.

Ms. Sierra: That's what we're trying to avoid.

Mr. Winkeljohn: Yes, I know, so anyway we've been through this, I worked with the county traffic people a couple of times and showed them what was missing with traffic signage, like you just said, and so we went through all of that and it's a bizarre failure of government working together with the school board and county traffic and the federal system to do something sensible, and I'm happy to help you in any way and the board on behalf of the District because it's something we care about as a District in terms of safety to our infrastructure obviously, including our residents.

Ms. Sierra: Excellent.

Mr. Winkeljohn: So, anything we can do, but there is a fascinating history to what happened and here we are now.

Ms. Sierra: And I also shared this with, after our meeting with the Commissioner, I also shared it with Dr. Feldman from the school board, and he also told me that whatever he can do to help us out, he's more than willing to help.

Mr. Winkeljohn: Right, because the county never knew there was a school here, so they do now.

Mr. Cooper: Thank you.

Ms. Sierra: Thank you guys, and I'll just leave all this with you and as I go updating the information, what I do need to get, if I may, I need to get all of the board members email addresses.

Mr. Winkeljohn: I have all that in one place, I can get it to you right away.

Ms. Sierra: Ok, so can I leave my email address with you?

Mr. Winkeljohn: Dennis, can you write down my email address for her please, or I have a business card right here, I'm sorry.

Mr. Baldis: Ok.

Mr. Winkeljohn: So that's everything I have for my report, I was finished with the gates, so that's where we are, we're obviously pushing through those lifetime issues.

Mr. Cooper: Paul, can I just ask you a quick question with regard to the gates, I don't know what this would entail but it was a suggestion from a resident. With regards when the guards have to override the gate, is there any way to set up some type of an email where if they push that button an email is generated so it will let you know how many times or something to figure out how many times they're overriding it because I want to also see if we need to correct guard behavior by just not going through some of the steps.

Mr. Winkeljohn: Well there probably is a way, the override button is an analog device that just literally does that, that overrides all the digital devices that didn't work or weren't working or had an unqualified visitor that it shouldn't have worked but because they're in that lane they have to be let out eventually rather than the ones that seem to want to run through the gate, so they override it, they literally lift it up, justified sometimes and provable, unjustified other times, yes we can correlate a good read on the data base with video, with a push of that button, however it is an analog system, so it's a leap but maybe, I can look into that.

Mr. Cooper: Just so this way they realize that there's a consequence, that they're not just getting button happy.

Mr. Winkeljohn: Right, and the other way to handle that, is how I do approach it, and what we do is the supervisor can look at the gate, video array right in front of him and he can also look at the reader data, he can see them all exactly, live, real time, and he can see when the guard goes over to push that button, he can see whether there is a car in the queue, can pretty much pick out if it has a decal on it. So a supervisor can be asked to do a spot check of each guard on a once a week basis maybe for 20 minutes, just watch and that's enough sample size to pretty much tell if there's a problem. Obviously gate #2 gets an advantage because they're supposed to be open during school hours, and gate #1 is not, and gate #3 has never really been a problem, and a lot of it is consistency, when the gate is functioning better and more consistent, we'll be able to hopefully train out some of those bad behaviors at gate #1, but if you'll agree with my approach I'll do both, I'll see if there is a way to create log, but to ask the supervisor from CSC to do that.

Mr. Cooper: Ok, great. Then just one other thing with the guards, I know we had mentioned this in the past, the clubhouse reader, since we are having those issues with some of those cars, I know we talked about it before.

Mr. Winkeljohn: Yes, it was an interesting idea, and I didn't necessarily recommend it personally because of the cosmetics of having a reader here at the clubhouse, I just didn't like it frankly, and what it was going to give us was useful but what I'm learning from Georgina who is here now is their trial and error process that they're using is in that their customer service has improved significantly with an understanding of how the gate, it took Bianca a little while but she got better at it and she trained and figured out what sticker is on what they think is going to be best location for that car and if they go through gate #1 they're sensitive to the fact that it may not work and they tell them, come back to me if you have a problem. So we basically use gate #1 as our worst case test scenario, and they just come back and those stickers don't cost very much, they're little stickers so we just rip them off and put a new one on, and we charge \$20 for them, but they don't cost \$20, so it's not a loss for us to go through 2 or 3 of them and experiment because the driver doesn't want it in their view and each car's tinting is different, so it is an art form, not a science is what we've learned, so having a \$4,000 read system here, and having to hide it but make it work versus using that sort of trial and error system with gate #1, because gate #2 there's no problem at all now, we've gotten that tweaked where, I don't think I've had a complaint in a year and a half at gate #2, so it's gate #1, we've narrowed it down to our worst scenario and we're working that one down. So my advice is to, and I am looking into, one of the suggestions we got was a light that shows a driver when the read works, now I like the idea but it will also create a whole other set of behaviors that we haven't dealt with yet, but a little yellow or green light flashing that shows on the gate arm stand that shows that it was a positive read, will help, and this is all in my head at this point, but will help the guard and the driver both agree that it was a good read and if the gate isn't up then they can push the override. If they don't get a green light, then they need to go do a bypass report, so that's the piece, because the guard can't tell without logging into a computer and looking at a computer

screen at the exact time that the driver pulls up, there's just too many things happening at the same time, and it's not always that he or she is pointing at the car and the computer that's in their field of view, so the light basically makes sense. Now what it will mean to the car behind them, it might be bad news for us. You create another variable but I'm leaning at an experiment, when we get the speed bumps in and we give it a month or so of evidence and maybe try that. So backing up to your question, I wouldn't recommend that.

Mr. Cooper: Ok.

Mr. Aponte: I have one suggestion and this came up recently, I had some information sent out to all the guard houses on who to contact for emergency after hours, and it's probably good to reach out to Waterstone I and maybe they want to do the same thing because obviously those are the contact points in the community, so that's something maybe we want to reach out and get that information for them.

Mr. Winkeljohn: Ok, we can do that. Back to part 2 of the report which was the clubhouse report, and Maria is here, and a few things we've been working on, one obviously is that we got the tree and the decorations here at the clubhouse. We had two fairly major maintenance items, once of which is a roof leak and if you're on this patio and you look up you can see some wood damage, so that was one. We also did extend the Wi Fi and it is open and more importantly your audio visual system is essentially complete, there's a little more to do on the test run and things like that, but basically today our microphones are feeding directly into the sound system, we don't have to set anything up and so we just put it on the table and push the power button and essentially it starts working, so we've made our lives a little bit easier. The music works in the gym and there's a little keypad in there and that's pretty simple, it looks like an IPOD, touch screen option or IPAD, so it's not too difficult. There's music available in here, and behind the tree is one of the new videos, instead of having a drop down screen and a projector, we decided to just go with 2 flat screens, one we already had and the new one there to keep costs down. Basically there's a plug behind Curtis where you can plug in a laptop, or there's another place behind the bar area so we can do our town hall

presentations and things like that. It's a little bit lower technology than some of us envisioned but it was more cost effective, and you can also look up into the ceiling and those two rectangles that look the same, those are the new speakers in this room, so it works pretty well, I haven't completely tested it all but there's a music bank they can put Pandora on so the pool can have pretty good music for people out there.

Ms. Castro: Is there a reason why that tape is left up there, the yellow painter's tape?

Mr. Winkeljohn: My guess is that it's there to keep it from rattling, but that was just my guess as to why somebody would possibly leave a piece of tape on 2 of the air vents, so I saw that there today as well, so it is noted that there is painter's tape on both those vents. Maria did you have anything on any of those items?

Ms. Mijares: The floor was painted outside in the back, and then we have pending the price back for the roof leak, the gym is still pending, the repair for the outside fence, did we get a bid on that, and the painting or anything like that?

Mr. Baldis: No.

Ms. Mijares: Ok, and the light outside is also pending, and the bathroom stall.

Mr. Winkeljohn: Right, and I don't know if that got fixed or not, did it?

Ms. Mijares: No, not yet.

Mr. Winkeljohn: Ok, so one of the stalls in the women's room doesn't close because about 4' away there's a whole set of brackets that are loose, and so it doesn't line up, so that's a pretty easy fix but finding somebody who does that, and I think I have a staff person who can do that, it's a special star type driver and he has one, so next time he's down here he'll try to get it fixed for you.

Ms. Mijares: That's it.

Mr. Winkeljohn: Ok, very good, so we have some maintenance items that we're open on and we're moving forward, but I'm glad to have Maria here, she's been keeping things and keeping staff and everybody focused on the needs of the District and I think we're headed in a forward direction.

Ms. Mijares: Thank you

Mr. Winkeljohn: Thank you as well.

Mr. Cooper: Let the record reflect that Ms. Monica Elliott has arrived.

Mr. Cooper: Do any of the board members have any other requests for Maria or any questions while we have her here? Hearing none thank you Maria.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Cooper: Alright, item No. 7, Supervisors Requests and Audience Comments. Any requests from our supervisors, Monica?

Ms. Elliott: None, thank you.

Mr. Cooper: Sonia?

Ms. Castro: I don't have any.

Mr. Cooper: Mr. Lopez?

Mr. Lopez: I'd like to say that I'm honored to be here with you guys and I know in the past we've had our disagreements, we've had our differences, but I believe with diversity and independence that's where the true general consensus arises and I believe that sooner or later we will have a general consensus and I do believe in a united Waterstone which is going to be great for us, without neglecting autonomy and that diversity and that independence and I think we can achieve that.

Mr. Cooper: Thank you. Ok I don't have anything for today.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Cooper: Item No. 8, Financial Reports, Approval of Check Run Summary and the Balance Sheet and Income Statement.

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

Mr. Winkeljohn: Just a quick note, when I was with Mike I went through your financial realities in the world of the District and what I usually do is at the January or February meeting give you a discretionary fund breakdown where things really ended up because we have to wait for last year to hit the books this year, and you can see there's no revenue so far, as of October 31st, the good news is we did get some revenue from the county in November which we really appreciate and we paid our bills because it doesn't take long to run out of money in this District if you didn't get revenue because we have a pretty heavy burn rate with our off duty officers, a large landscape maintenance, and our security guards, so between those three bills every month, that's almost 90% of which you spend, so in our world we want to do a lot of things, but the truth is that you guys know what your discretionary funds look like, so I'll lay out the different projects that we've been talking about, I'll lay out what I think next year's budget will look like and believe it or not, as wrong as it seems, we start making decisions that will affect next year in February, so we have to basically think in February if there's something that we really want, we can't have this year, it's really for next year, and what we have to decide is what is the attitude about our revenue rate, are we happy with the funds we're asking for versus the services we're providing and rightly or not, in February or March is when we decide, if we want to increase something and change the service level by increasing it then we need to talk about what we would need or cut, or what we would add as an assessment, and I'm not saying that we're doing that, but I'm just saying that's when we start making that decision. If we don't make it in February or March, it has to wait another year, so that's the reality of government finance, when you get your money all at once and it takes you 6 months to go through the hoops to set your budget, so I've gone through that with Mike and I know you guys already know that but just to let you know, and that's all I have.

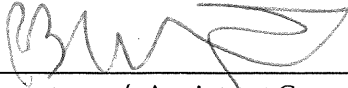
NINTH ORDER OF BUSINESS**Adjournment**

Mr. Cooper: Item No. 9, Adjournment, we just need a motion to adjourn.

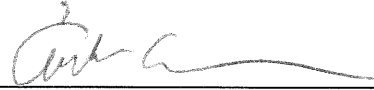
December 13, 2012

South-Dade Venture CDD

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



Secretary / Assistant Secretary



Chairman / Vice Chairman