

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, April 25, 2024, at 4:00 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Jessica Cabrera
Mike Cruz
Curtis Cooper
Victor Valladares
Desiree Rivera

Chairman
Vice Chairman
Supervisor
Supervisor
Supervisor

Also present was:

Scott Cochran
Paul Winkeljohn
Ben Quesada
Mayra Padilla
Brandon Knips
JD Schwartz
Joe Campbell
Sarah Knoess
Councilman Larry Roth
Captain Yanko Rodriguez
Raymond DeJohn
Several Residents

District Counsel
District Manager
Governmental Management Services
Governmental Management Services
The Christmas Palace
Miami Christmas Lights
Christmas Designers
Christmas Designers
City of Homestead
Homestead Police Department
Homestead Police Department

(PLEASE NOTE: Due to audio recording difficulties, these minutes were transcribed to the best of our ability.)

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Cabrera called the meeting to order, and the Pledge of Allegiance was recited by all who attended the meeting.

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SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
February 27, 2024 Meeting**

Ms. Cabrera: Alright, so we'll jump right into it, approval of the minutes for February 27th, we need a motion to approve.

On MOTION by Mr. Cruz seconded by Mr. Valladares with all in favor, the Minutes of the February 27, 2024 Meeting were approved.

THIRD ORDER OF BUSINESS

**Consideration of Resolution
#2024-02 Approving the Proposed
Fiscal Year 2025 Budget and
Setting the Public Hearing**

Ms. Cabrera: Item No. 3, consideration of resolution #2024-02 approving the budget, is it ok if we move on to the presentations first?

Mr. Winkeljohn: Yes, we can table that.

Mr. Quesada: Yes.

Ms. Cabrera: Ok, so let's take care of the audience first because we have a few people here today, so thank you for coming. Yes, so Councilman Larry Roth, thank you for joining us, the floor is yours.

Mr. Roth: Good afternoon, it's been a while. I don't have a whole lot to report, a lot of stuff has been happening on the west side of the city, I came today more just to say hello and see you guys again and answer any questions you have for me. Hearing none, and seeing none, I'll excuse myself and you all have a nice day.

Ms. Cabrera: Thank you for coming Councilman. Next up we have Homestead PD.

Captain Rodriguez: Good afternoon everyone, we're here on behalf of the entire Homestead Police staff, just to see if you have any questions we can answer for you.

Ms. Cabrera: Does anybody have any questions? Anybody from the Board?

Mr. Cooper: There was a previous issue that was going on, and I don't know if it was near us, but a couple of communities had some cars that were burglarized.

Captain Rodriguez: Yes, that is correct.

Mr. Cooper: Could you just give us an update on that?

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Captain Rodriguez: Yes, sure. I actually have one of our crime reports for stats for the entire Waterstone community today from January 1st all the way up until today, there's been a total of 6 motor vehicle burglaries, 5 of those on that particular night, I think it was on the 14th of April. Apparently, people didn't know it happened, or maybe a lot of times people were at work, they'll see their car was rummaged through, they'll wait to come back home, so we had 3 that were actually reported on the day shift at different times, one at 6:00 in the morning, 9:00 in the morning and one at 11:00 in the morning, and then more than likely people came back home from work and one reported it at 4:30, and one at 6:30. The common element between all 5 of those 6 you had here was, 1 happened in March, which was an unlocked door, and then the 5 that you had on the 14th were all unlocked doors, the same thing. So, basically what happens, more than not, it's typically juvenile delinquents in the community, they get with their friends, they walk the neighborhood, and they call it car hopping, it's a very common occurrence, it happens all over Florida, like everything, and it's crimes of opportunity. (inaudible comment) 90% of the time they more than likely get nothing out of the vehicle, a lot of times people don't say anything, nothing has been taken, so they won't even report it but, typically the common MO is that it's an unlocked door. (inaudible comment) So, we try to work with you guys and the Board members to encourage the residents, to please lock your doors and it will alleviate most of that. Now, you all have your isolated incidents where they will break the window again, and typically that happens when the car alarm goes off for a laptop or something that's worth taking that risk to get into the vehicle but, more than not those car hoppers, so to speak, are the unlocked doors, and it's typically just seeing what they can find because it's an easy opportunity, it's unlocked, there's nobody around. (inaudible comment) So, tell your residents don't be alarmed, that was an isolated incident, crime is extremely low in Waterstone compared to a lot of other areas. I'll give you an example, in the same timeframe we have numbers to compare with the community next to you at Oasis, it had 11 vehicle burglaries, and so I would attribute the difference in numbers probably more than likely to your off-duty officer. More than not, they talk, they know there's an off-duty officer on patrol, so they try to stay away, did that answer your question?

Mr. Cooper: Yes.

Captain Rodriguez: Any other questions?

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Mr. Valladares: Captain, thank you for coming, I'd like to ask you a question because when we first tried to complain about the traffic at the school, what was said to me was that those individuals do not have any idea about traffic control, and traffic management, or engineering, so I would like to ask you so that we can put a stop to all this, so for the next meeting can we have like if you have had any accidents here near the school during school hours?

Mr. DeJohn: Thank you for asking that, and as a matter of fact, coincidentally I was speaking about that the day with the city manager who was actually pressing that issue as well, and the old traffic pattern they had approximately, and my numbers might be off, but I believe there were 20 accidents over a period of a year. I think we ran the numbers again with the next traffic pattern and it was down, which any accident is obviously too many, but I believe it went down to 6 for the same amount of time. So, you never know, it's a very difficult scenario here considering there's only two sides of the school that are accessible, as opposed to most schools. (inaudible comment) Unfortunately, the traffic pattern here, it's a very difficult scenario to work with, and there's no perfect solution to it, if anybody has any thoughts or ideas, we'd be more than happy to address it but, for now, the only solution we have is the current traffic pattern and that's been years and years of trial and error and the school is actually very cooperative with the community. If I'm not mistaken, they actually allow the off-duty officer because they're paying for it, to run the traffic in the morning in front of the school which isn't a requirement for them. So, I will have a representative from my traffic unit to investigate, as well as Captain Rodriguez, and in the meantime, if anyone has any better solutions for a traffic pattern, and honestly, I think the way it's working now is probably the lesser of the evils.

Mr. Valladares: Yes.

Mr. DeJohn: I understand your concern to some degree but, it's like any other neighborhood near a school, there's going to be certain times of the day where you're going to have the traffic issue. It's unfortunate but it's also beneficial to have a school so close by for the children who live so close. (inaudible comment) Are there any other questions?

Ms. Cabrera: I have a question with the break-ins because I actually live in Oaks and we had 3 that same night.

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Mr. DeJohn: Ok, you want me to discuss that?

Ms. Cabrera: Yes.

Mr. DeJohn: Alright, there was 3 on 37th Avenue, and 2 on 48th Road, so Palms had 2.

Ms. Cabrera: Ok, because the people came in around 3:00 a.m. because there's video, one of the owners got a video of them, and this is a regular thing for them.

Mr. DeJohn: That's what I was telling you, it's a very common situation. (inaudible comment) and all they're looking for is unlocked doors, if the doors are locked, they're going to keep moving. (inaudible comment) It's like a flip of a coin to actually catch them in action because they move so quickly, and I believe earlier Captain Rodriguez was talking to one of the Board members, and they said, well can't you guys stop them, and yes, absolutely, if you call us, if there's suspicious activity, we can stop them even walking down the street but, there's different variations, it's all about time and place. If it's 4:00 in the morning, and they're walking down the neighborhood, that's a little suspicious, that's a justifiable stop there but, if it's 3:00 in the afternoon, and you're just walking down the street, we can't really do anything. (inaudible comment) The way this is designed with all the lakes and stuff, they can stay in the dark, poke out into the streets, and then go back into the dark but, if you just encourage your people to lock their doors, and contact us if they see anything in those late hours. Yes sir?

Mr. Cruz: I was going to ask you, what are the possibilities of getting that radar back that tells your speed back on the strip over here, or at the Boulevard?

Mr. DeJohn: Where on Waterstone Way?

Mr. Cruz: Yes.

Mr. DeJohn: Ok, all you have to do is, and we only have two that are currently working, and we're actually asking for 6 more this budget year, so hopefully council will approve that because we're actually asking for 6 more with the radar and the camera, the tag reader, so we can get any stolen vehicles, any stolen tags. (inaudible comment)

Mr. Cruz: That would be great.

Mr. DeJohn: We're working on it, and I know the council supported it (inaudible comment), and it kind of controls who comes in and out of the city, any unwanted people and anyone wanted for whatever crime, or stolen vehicles, so it's a good way to control the influx and outflux of the people coming into the area. (inaudible comment)

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Mr. Cruz: So, I live by guardhouse 3, at the Boulevard, but when I come through here, whenever, people tend to speed by.

Mr. DeJohn: Ok, I will address that with my traffic unit because we have a traffic agreement with you guys, so we can have them come in here and run some radar.

Mr. Cruz: Ok. (inaudible comment) Are they doing anything else like on Campbell Drive for the speeders like after hours?

Mr. DeJohn: Right now our big issue now, and not to say that's not an issue but Palm Drive, with all that construction we're getting a lot of complaints from residents further south of here about dump trucks, they get paid by the load, so they're always moving in there, so we've really been focused on a lot of saturation in that area but, you're saying on Campbell Drive it's bad.

Mr. Cruz: Yes, on Campbell in the evenings.

Mr. DeJohn: Right, and it's everywhere, the population boom in this city is exponential.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. DeJohn: So, I will take care of it, we'll get our sign out there for you.

Mr. Cruz: Thank you.

Mr. DeJohn: Alright, any other questions, I'm sorry I took up a lot of your meeting but any questions, feel free to call, and thank you very much.

Ms. Cabrera: Thank you. Alright, I know we have a few vendors here, right?

Mr. Quesada: Yes, Christmas Designers, but do you want to go according to the agenda?

Ms. Cabrera: Well, I was going to ask if anybody in the audience had any comments, and I think you're the only resident, right?

A resident: Yes.

Ms. Cabrera: Do we want to let her just go because I know they're probably going to want to go?

Mr. Quesada: Ok, I don't know if they want to address the Board or not.

A resident: I can wait or whatever.

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Ms. Cabrera: Ok, and just for the sake of time for you, if you don't mind sitting through this it's ok, it's totally up to you.

A resident: I'll wait.

FIFTH ORDER OF BUSINESS

Staff Report

C. Field/Club Manager

1) Field Report

2) Holiday Proposals:

a. Miami Christmas Lights

b. Christmas Designers-FL

c. The Christmas Palace

Ms. Cabrera: Ok, alright, so we have JD Schwartz here.

Mr. Quesada: So, if you want to, as far as the contractors, let them go first, on the agenda we have Miami Christmas Lights.

Ms. Cabrera: Ok.

Mr. Quesada: Gentlemen, it's up to you, we're going to try and give 5 minutes for each presentation with some flexibility there but, the idea is to make a presentation, and the Board will probably have some questions for each of you, it depends on how you guys want to do it, do you want to do it here in the meeting?

Mr. Schwartz: Here is fine.

Mr. Quesada: Ok.

Ms. Cabrera: Thank you.

Mr. Schwartz: Good afternoon, my name is JD Schwartz (inaudible comment) Our proposal is in your agenda for you to review, and just for time's sake I can go over this quickly. The first option which is yellow, I gave out pamphlets that has it, and each common area will look the same, so what you see here is this is actually the blue, the blue area, which is our best option. We have blue lights on the hedges, and we have pure white strobe on the trees and then we have blue burst at the top. Page 7 is the outline for the monuments with a snowflake décor piece to top it off. I have some samples over there if you have any questions. The guardhouse theme, would outline more white strobes on the main tree, blue lights on the hedges, and then the next slide, it's in reverse so instead of hanging the décor on the top, you could do it on the monument and the foliage, so it's like option 1 and option 2.

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Mr. Quesada: So, that's as far as that goes, if that's what you guys like or do you want to think about it?

Mr. Schwartz: Normally what happens too is when we come out to do our site visit, once the Board approves, we'll come out and get that area going. (inaudible comment) Everything that we're proposing is 110, we do have battery-operated options, but that's not proposed here, that would be the higher package. The next slide, we do have two different pictures, and this is option 1, both are the price, let's start one as the walkthrough, we put it this way so you can see it, we put it over sidewalks so you can walk on it versus walking in the grass and killing the grass. Option 2 is even more of a power trade, I believe it's proposed at 16' with a sleigh option, with two reindeer. The next option is for all the roundabouts to look the same with a warm light pure white strobe with a blue top. The next slide is the clubhouse with floral springs on each of the pillars, blue lights on the hedges, and the other ones on the top, then on the inside it would be a 16' tree with more ornaments on the bottom, also at 110 for that package.

Mr. Cooper: Can you go back to the last one?

Mr. Quesada: Sure, let me just see for a second if there's anything else he wants to cover for you guys. So, you're talking about the exterior clubhouse or the interior clubhouse?

Mr. Cooper: The last two.

Mr. Quesada: So, here's the interior, and the exterior.

Mr. Cooper: Now, on the previous one, are those just white lights at the top?

Mr. Schwartz: On the option that fits your budget which is a good option is the silver package where this one is more of a turquoise color. (inaudible comment)

Mr. Cooper: Well, before it was blue I guess on the back of that, there was like blue intertwined with the border of the clubhouse.

Mr. Quesada: Is that something optional if they want to go with a 100-volt combination?

Mr. Schwartz: Yes, absolutely.

Ms. Cabrera: And what are you looking at?

Mr. Schwartz: (inaudible comment) And that is just for the clubhouse.

(At this point several people were talking at one time, and no one conversation could be heard)

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Mr. Quesada: So, we were talking again, these are additional, so that is an option you discussed as far as working on the budget with JD, but the planters were something I discussed with them because we used to have blinds, and since we removed the curtain rods the planters were something that he and I talked about which is an option to compliment the tree for you guys, an accent.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Schwartz: To fast-track to the other option is the one that's in yellow. (inaudible comment) The big difference there on that one, instead of doing the snowflake, we do more of a snowball effect.

Mr. Quesada: That's for the roundabout, is it there?

Mr. Schwartz: No, it would be that one, so the big difference is it's more of a snowball.

Mr. Quesada: Ok.

Mr. Schwartz: We offer more of this picture design it's a luminated ornament with a backdrop of your choosing. (inaudible comment) We pride ourselves really on service, we didn't know when the start date is but, we start with one week of service, after Thanksgiving we go with two-week service, normally on Monday, Thursday, or Tuesday, Friday, and then we also have a customer portal, normally only one person has access to it because we'll get three of the same ticket, so you put in a ticket, take pictures, tell us what's wrong with it and then we write back within 24 hours, here's what we saw, here's what we did, and here's some pictures. What we're also doing, and the City of Miami Beach is doing, we get all the statistics at the end of the season telling you this is how many times we came out, this is how many times we fixed things, so that way you kind of have a log of what happened. (inaudible comment) Our products work with a co-axel connection but we do have screen monitoring. (inaudible comment)

Mr. Quesada: And there's so much extra in here.

Mr. Schwartz: Right (inaudible comment) So, we try to come out at least twice a week starting after Thanksgiving and then as needed. (inaudible comment)

Ms. Cabrera: Ok.

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Mr. Schwartz: Any questions?

Mr. Valladares: From the time that you're contracted, and we have an electrical problem, or the lights are not working or whatever, do you have "X" amount of time to answer that?

Mr. Schwartz: Those are less than 24 hours response.

Mr. Valladares: Ok, what happens when it goes down, and it's not met within 24 hours, probably what we would like to do is put an addendum in the contract that if you don't meet the fix in time, you will get fined "X" amount of dollars that comes from the last payment.

Mr. Schwartz: I can't answer that but, we can probably talk about that.

Mr. Quesada: (inaudible comment)

Mr. Schwartz: (inaudible comment)

Mr. Quesada: So, we've had this in some other Districts, and in some of the agreements that we've done, what we will always do is if the Board chooses to accept that we're using your proposal as an exhibit to the agreement the CDD drafts, and in there they've done something where if, by Thanksgiving, November 30th, let's say, or by December 1st, if all the lights and everything is back 100% but, for each day that goes by that we're not at 100%, so that would be a question for Kirk, is that doable some type of penalty, a couple hundred dollars or whatever it is per day, so that kind of thing.

Mr. Schwartz: Ok.

Mr. Cooper: I don't necessarily have any questions in regards to the operational aspect unless anyone else has any questions but mine were just putting certain things in locations, but I think that's something we can discuss later if we need to hash it out now, as far as design, like having a wreath in another location that was on the previous one, that kind of stuff, nothing like adding on anything else.

Mr. Quesada: If I heard him correctly, he said that sometimes they find out something doesn't work in one location but, it might work better in another location, so as far as looking at the estimate it kind of gives you an account of everything, and that's something I'm sure we can hash out. What I would recommend with something like that, if you guys don't mind is, if you guys can't work it out in a meeting, either have a workshop or have a liaison from the Board to have that decision-making authority, saying hey look we realize this decoration isn't going to work here so we moved it there, but here

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you have a breakdown of how many of each piece that you'd be getting, so as long as you guys are comfortable with that information, I'm sure that's something they can be flexible with as far as the location.

Mr. Schwartz: (inaudible comment)

Mr. Cruz: I have a question, at guardhouse 3, it's just the guardhouse, or is it with the royal palms on the side as well? Ben, is that included as well?

Mr. Quesada: I don't see it on there, that's a good question, we may have missed that. JD, Waterstone Blvd., let me see if I can see any photos of it, I know you guys did all the guardhouses, and there are some royal palms along the side of the entrance there. So, here's the Boulevard, so look here, Waterstone Blvd. is here, so here on the sides there's a row of royal palms and there's the third guardhouse.

Mr. Schwartz: Ok.

Mr. Cruz: And we have a roundabout.

Mr. Quesada: Right, and they have a roundabout there.

Mr. Schwartz: Ok, I'll make sure I get those.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Cooper: I have one other question, you have the tree, and then you have the option, is it the tree or the ball?

Mr. Schwartz: Those are the same prices we have, it's A or B.

Mr. Cooper: And that tree is the same exact height as the one that we have currently, you said it was a 16' tree?

Mr. Quesada: I can double-check for you, hold on, that was the interior one, correct?

Ms. Cabrera: No, the outside for the tree lighting.

Mr. Quesada: Ok, for the tree lighting.

Ms. Cabrera: Yes, is it 20'?

Mr. Schwartz: Yes, 20' or the same size.

Ms. Cabrera: So, I have a question regarding this thing here, and I know this is in place of the tree but, we need the tree but, is this like a digital thing that you are displaying?

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Mr. Schwartz: Well, it's for the ornament but, we've been putting in backdrop light for our pictures but, we could customize that for the Board, that's an option. (inaudible comment)

Ms. Cabrera: Ok because I love that idea but, I like it where you can walk through it and you have a backup.

Mr. Schwartz: We can definitely do that.

Ms. Cabrera: Ok.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: Are there any other questions?

Mr. Cooper: I think you answered the question as far as on here.

Mr. Schwartz: (inaudible comment)

Mr. Cooper: Ok. (inaudible comment)

Ms. Cabrera: (inaudible comment)

Mr. Quesada: Just so you guys know, I told Curtis, the north star-looking ornament at the roundabout, two things, number one I was told the location was not a good location, it's in the center of the most busiest roundabout that we have on Waterstone Way. So, two things, one is about eye level, you don't want people looking at a big lit-up ornament while they're driving around a traffic circle because I was worried about safety. Secondly, at that particular roundabout, we have bismarck palms, annuals, and three rows of hedge there, and all of that needs irrigation, so my thing was to put a big giant ornament there within shooting distance of all the irrigation that we have there, is just not a good location for it, so that was my feedback about that but, again, you guys are able to provide whatever feedback you want.

Ms. Cabrera: What are these because this isn't in the packet?

Mr. Quesada: Well, we circulated it individually to you guys, and then we had a second meeting with Miami Christmas Lights so that we can provide some feedback and also try to give you an option.

Ms. Cabrera: But this is not what's given here.

Mr. Schwartz: So, my understanding was we're going to present that, and we'll enhance and then filter it down, and then that was like the two different options.

Ms. Cabrera: Ok.

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Mr. Quesada: Correct.

Ms. Cabrera: Ok, does anybody else have any other questions? The lights that you have here though are different colors, the 4 priced ones?

Mr. Schwartz: Yes, and we have a harness and bungee cords. (inaudible comment)

Ms. Cabrera: Is the harness really visible?

Mr. Schwartz: No.

Ms. Cabrera: Ok.

Mr. Quesada: Thank you, I appreciate it JD.

Ms. Cabrera: Thank you for coming. Ok, so we have Christmas Palace signed in second.

Mr. Quesada: Yes.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: Are you guys ready? So, this is Brandon from the Christmas Palace.

Mr. Knips: Hello everyone, I'm Brandon Knips from Christmas Palace, thank you for having us. (inaudible comment) So, we have at the main entrance, as you can see the fountain is all lit up as well, and you'll have cool white overhead lights, and then the rest would be warm white. (inaudible comment) You also have two oversized reindeer, the hedges will be done, all in one light, and the outlines will be done as well.

Mr. Quesada: So, this is the first one?

Mr. Knips: That's the main entrance.

Mr. Quesada: Ok.

Mr. Knips: Then we have the next rendering, at the main entrance at the median, same goes there, at the beginning of the trees and the palm trees we're also going to outline the top of the tree, and then the gate in the back will also be lit up on top of it. Does anybody have any questions?

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Knips: So, the next one would be the roundabout, we're going to do the palm trees and two oversized reindeer there. This is Waterstone I here, so Waterstone I we

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included a 30' tree and also put a gift box bench along the palm trees in the front as well, the 30' will be decorated and will also have a star on the top. This will be in the center median, where we will be doing the palm trees along with the collar, and the cool light. This is Waterstone II, we'll also be doing the palm trees and two oversized reindeer there. This is the Waterstone II clubhouse, we're going to be outlining the roof, we're going to be doing the hedges and we're also going to be putting some swags with bows on the four center columns as well. This is for the roundabout, the palm tree, and more than 8 to 10 palms, so it really has a pop. (inaudible comment) Here we'll be doing the hedges, the tree fronds, along with the outline on the top of the gate. The 312th Street entrance, we'll be doing the hedges, we also have reindeer-enlarged oversized light enhancers, which is 12' x 6' on one of the palm trees and fronds. This is Waterstone Blvd. where we will be using the same thing throughout, so everything matches, the palm trees have an enhancer outlining the monuments, along with the oversized reindeer as well.

Mr. Cooper: (inaudible comment)

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Cooper: So, the Waterstone Blvd. guardhouse picture that you have, the updated one has none of those lit, the palm trees, and the hedges, and then you go to the Boulevard, which is the next slide and it has them lit or at least the palm trees.

Mr. Quesada: Yes, you can see the palm trees lit, with this picture, and this one again, because of the software, there's some royal palms and right in between that set of royal palms.

Mr. Cooper: So, the white snowflakes.

Mr. Knips: Yes.

Mr. Cooper: Ok.

Mr. Knips: (inaudible comment)

Mr. Cruz: And this is my roundabout right, Ben?

Mr. Quesada: Yes. Again, they're proposing a white theme, and I don't know if that's a question for Brandon but, it's just a matter of if you guys have any preferences, this is the time to ask those types of things, or if you like it all white theme, that's what their pitch is to you, and we gave them some of the feedback that you guys gave us.

Ms. Cabrera: Well, did we do any of the clubhouse?

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Mr. Quesada: Hang on.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Cabrera: So, this is the tree, that's the proposal, it's just the tree for the inside.

Mr. Quesada: Yes.

Mr. Knips: Yes, it's an 18' tree, decorated.

Ms. Cabrera: Ok.

Mr. Knips: And we always have it in stock with different colors, different patterns.

Ms. Cabrera: So, my question for this one would be, we would probably not do this many, or the nutcrackers but, in the past, we've done like garland inside, like under the window, we've done garland, is it possible to replace things?

Mr. Knips: Yes.

Ms. Cabrera: Do you have such things, like something that we could do on the wall?

Mr. Quesada: So, we used that curtain rod, but if there's something that you can recommend that maybe is an accent to the tree that would work in this room.

Mr. Knips: Well, there's plenty of different ideas that we can come up with, I can generate some ideas and then you guys can swap them out. (inaudible comment)

Ms. Cabrera: Yes, I want more decorations inside. So, the pictures are like truly to what we would be getting, like the colors, like the yellow on the outside with the white?

Mr. Knips: Yes, but that's all changeable, that's just what we thought would look elegant but, we could definitely change the colors to red, green, and gold or whatever.

Ms. Cabrera: Ok. Do you have any questions, Curtis?

Mr. Cooper: Is there a way to get a cost breakdown of just the clubhouse cost?

Mr. Knips: A cost breakdown?

Mr. Cooper: Yes, and I see the breakdown of all the different things but, I don't see it like, this is for the clubhouse area, and this is the cost. (inaudible comment)

Mr. Quesada: And Brandon, just so you know, today was the day to listen to presentations, so if there's anything that we have pending in between, the hope is that at the May meeting, they're going to hopefully reach a final decision. So, anything like that we can work out between the meetings, so if there's a way to maybe break it down with what is the clubhouse on the proposal on the actual estimate, that would be helpful.

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Mr. Knips: Ok. (inaudible comment) So, we can definitely get you that price breakdown.

Mr. Cooper: (inaudible comment) Just so we know this section is that cost, that section is this cost.

Ms. Cabrera: Instead of a bulk number, he wants it broken down.

Mr. Knips: Ok.

Ms. Cabrera: And this is probably a stupid question but, I'm going to ask it just in case, the colors, going back to the colors, because I just see that all of them are like the yellow and the white, like the warm colors, do you have other colors?

Mr. Knips: Yes.

Ms. Cabrera: So, any color, for example, if we wanted to do turquoise color like his shirt, you have something similar to that?

Mr. Knips: Yes.

Ms. Cabrera: Ok, thank you. Does anybody else have any other questions?

Mr. Quesada: So, Brandon, our District counsel is helping us with the agreement, so when we enter into an agreement with somebody, what we typically do is, we use your proposal as an exhibit and draft our own agreement, and so something that the Board is requesting is which they've done in the past, is there any way to put in there, or are you comfortable with us putting some type of clause in there that if by December 1st if we're not 100% lit, that there's liquidated damage cost per day for that inconvenience. So, whether that amount is \$200 or \$300 a day or whatever, subtract it from the contract.

Mr. Knips: I'm fine with that.

Mr. Quesada: Ok.

Mr. Knips: And that would be the daily maintenance program.

Mr. Quesada: Right.

Ms. Cabrera: Ok, anything else?

Mr. Cooper: No.

Ms. Cabrera: Alright, thank you so much for coming.

Mr. Quesada: Thank you, Brandon. Ok, Christmas Designers is next.

Ms. Cabrera: Alright, the floor is yours.

Mr. Campbell: Ok, hello everybody. My name is Joe Campbell, and I'm with Christmas Designers of Florida, Sarah Knoess is here with me today, she's been with us

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for about 7 years. (inaudible comment) So, what we did is we have two options, and we made copies. (inaudible comment) So, what we did is we added some different features this year, we added an arch and a wreath. (inaudible comment) So, we added that here, and so what we did is we changed out the color of lights from the warm light to the cool light, and at the top, we're putting aqua bands at the top of the trees. (inaudible comment) These are the trees that we currently light up, as we have done in the past.

Mr. Quesada: You're talking about the guardhouse?

Mr. Campbell: Yes, it's the lights that we do now.

Mr. Cooper: What are those on the coral wreath?

Mr. Campbell: These are side enhancers.

Mr. Cooper: Ok.

Mr. Campbell: So, those are actual lights.

Mr. Quesada: You want to go over the guardhouse at Waterstone?

Mr. Campbell: At the guardhouse we installed the new lights on top as well.

Ms. Knoess: (inaudible comment)

Mr. Campbell: Same as here.

Mr. Quesada: Waterstone Boulevard, correct?

Mr. Campbell: Yes.

Mr. Quesada: Actually, I'm sorry, that's not Waterstone Boulevard, that is median C that we call it, that's along Waterstone Way, sorry.

Mr. Campbell: (inaudible comment) So, that would be that, and a new feature this year as well, then we continue with the lighting here.

Mr. Quesada: So those would be the smaller ones off of Waterstone Way.

Mr. Campbell: Correct. Then we have some Christmas trees here. (inaudible comment) Then here at the clubhouse, we have the same as before, and then on the outside, we added snowflakes all in the front, also we added the sleigh here. (inaudible comment) Then we do the same thing here. (inaudible comment)

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Cruz: I have a question, on these palms that are wrapped, will the power cord be on the ground or is it going to be on top as well?

Mr. Campbell: It will be up on trees.

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Mr. Cruz: Because of irrigation and everything else.

Mr. Campbell: So, here's the guardhouse. (inaudible comment) So, it would be, instead of having the palm trees possibly moving them here because the lights are so long because of the service issue we had.

Ms. Cabrera: This picture of the center roundabout, area 2, right there, what's on the palm trees, is it like an ornament, a ball?

Mr. Campbell: No, that's actually what's wrapped around the tree, that's actually a picture from last year.

Ms. Cabrera: Ok.

Mr. Quesada: So, in other words, you're seeing the palm frond above the Bismarck palm which is a different kind of palm, you're seeing some twin royals in the background with some fronds lit, that's what you're looking at.

Ms. Cabrera: Ok, I see what you mean, got it.

Mr. Campbell: Do you have any questions for us?

Mr. Quesada: So, I asked a question of Joe because I know it was from the Board, and talking on the record, you and I discussed as far as the lights go, the strings will be all new.

Mr. Campbell: Yes, the lights will be new per the contract. (inaudible comment) You guys get brand-new lights every year.

Mr. Quesada: Ok, and the maintenance, how often are they going to be coming by to do the drive throughs?

Mr. Campbell: So, we will set up a 3-day per week drive through, and then if you need something just call, so you can decide on the days, either Monday, Wednesday, Friday, or Tuesday, Thursday, Saturday, however you guys want to work it out. (inaudible comment)

Ms. Cabrera: Ok.

Mr. Quesada: And as far as, and you're familiar with our contracts, if they put a clause in there that by December 1st, if everything is not 100% lit, anything like that if there would be some damages, there would be a penalty.

Mr. Campbell: Yes.

Mr. Quesada: And just so you guys know for the final payment of this year, which we're finishing paying, the fiscal year started October 1st, so what we just had last

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December is going to be finished paying off this year, that they agreed to remove the final payment, so that saved the District about between \$8,000 and \$9,000.

Ms. Cabrera: Ok.

Mr. Campbell: Are there any questions for us? (inaudible comment) So, this is the premium package, this has like everything in it, and then I know in the past we've gone over these, and you've changed it several times, so it's kind of like, to get the conversation going and do something like this.

Mr. Quesada: Ok, so what would everything cost?

Mr. Campbell: So, for this premium package here, the cost is \$224,000, the economy package cuts it down to \$122,000, and then we can work on the numbers.

Mr. Quesada: Ok.

Mr. Campbell: Like I said, we can move things around and adjust things.

Mr. Quesada: So, this should be the economy package, correct?

Mr. Campbell: Correct.

Mr. Quesada: Ok, so you guys can compare it a little bit real quick, there's your economy package.

Mr. Campbell: So, what we did is we took off the sleigh at the top of the sign and kept this here, and the banners on the wall, and snowflakes, but kept everything else the same. (inaudible comment)

Mr. Quesada: So, the roundabout is the same, the median is the same.

Mr. Campbell: We took this and removed it from the tree and put it out by the Waterstone sign. (inaudible comment)

Mr. Quesada: So, without the sleigh basically on the outside, correct?

Mr. Campbell: Yes, we took the sleigh away and reduced the numbers and moved this to the front of the building, and the same thing in the back.

Mr. Quesada: Any questions from the Board?

Ms. Cabrera: This one is \$122,000 and the other one was?

Mr. Campbell: The other one was \$224,000.

Ms. Cabrera: Ok. I have a question, if we want to replace the airplane with a little walk-through ornament, and I don't know the price difference, I don't know if they're about the same.

Mr. Campbell: So, it would be like \$10,000 more.

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Ms. Cabrera: \$10,000 more, ok.

Mr. Campbell: That piece is about 16' tall, and it seats 6 people inside it.

Mr. Quesada: Do you have other options?

Mr. Campbell: We do have other options.

Mr. Quesada: Ok, and what are they, we're trying to work within the existing budget, is that what we're trying to do?

Ms. Cabrera: Yes.

Mr. Quesada: So, if that's the case, if you can between meetings, because they're probably going to have the next meeting, so if you can share with me any other options you have for that spot.

Ms. Cabrera: Me personally, I'm leaning towards like the walk-in ornament, I think that's a really nice feature, so if you have something else like that we can see, we'd like to see that, I mean I'd like to see it.

Mr. Campbell: Ok.

Ms. Cabrera: Not that the airplane isn't nice, I like the airplane too.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Cabrera: Ok, does anybody have any questions or concerns? This is CDI who we've used for a few years now, so we know what we're expecting.

Mr. Quesada: Any other questions for Joe or Sarah?

Mr. Campbell: Also, so you know, if you don't like those color choices we can change them for the same price.

Mr. Quesada: I think you hit it on the head from what I'm hearing with the Waterstone teal kind of accent.

Ms. Cabrera: Yes, the turquoise.

Mr. Campbell: Ok.

Mr. Quesada: Thank you so much, Joe.

Ms. Cabrera: Thank you for coming.

(At this point several people were talking at one time, and no one conversation could be heard)

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Mr. Cooper: I mean I know you guys are, and we've talked about it before but, we're looking at basically just using the last proposal it's \$73.77 per home, and this is not delineating out of the clubhouse portion, or it's \$98.72 per home, that's what you're looking at when we're talking about thousands of dollars, so that's what it costs per home to light up Waterstone.

Ms. Cabrera: Ok, so I like the Christmas Palace, I like what they proposed here.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Padilla: Also keep in mind that he's going to give you guys 3 Christmas trees, and he's going to give you one for the clubhouse, one for the lighting ceremony, and he's going to put one, so where we used to put the tree for the lighting ceremony before, he's going to put one there too and then the other one. So, this year he said that he would do all 3 areas, so keep in mind the maintenance and that.

Mr. Valadares: The maintenance is very important.

Ms. Padilla: Yes, I agree.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: So, just really quick, JD says that the Boulevard is missing from the proposal, and we're working on that to get the numbers.

Mr. Schwartz: (inaudible comment) I just wanted to note that for you real quick.

Ms. Cabrera: Ok, thank you, so we'll just wait on the proposal.

Mr. Quesada: I appreciate it JD, thank you.

(At this point several people were talking at one time, and no one conversation could be heard)

THIRD ORDER OF BUSINESS

Consideration of Resolution #2024-02 Approving the Proposed Fiscal Year 2025 Budget and Setting the Public Hearing (Cont.)

Mr. Winkeljohn: We have one action item for today's agenda which is the proposed budget.

Ms. Cabrera: Yes. Alright, and that's in there?

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Mr. Winkeljohn: Yes, obviously the biggest decision is when do you want to do your adoption, and the second biggest decision, do you want to keep it the same, raise it or lower it, staff has not proposed an increase at all, so I'm not expecting that to be one of your requests, so that leaves you the other two questions, which is when do you want to adopt it, and do you want to lower it, if you lower it, I wouldn't advise that.

Ms. Cabrera: Ok. So, what is everybody thinking, has everybody been able to look through this proposed budget?

Mr. Winkeljohn: We are absorbing a little bit of cash from the prior year but, it's the same amount that is projected to be under your budget for this year, so it's a safe budget, it meets your current service level.

Mr. Cooper: Where are we with the guardhouses?

Mr. Quesada: So, about a week or two ago, we just got the list from Environmental Services so we're trying to put all that together with the engineer and go from there, it will be on the next agenda an update on that.

Mr. Cooper: Ok.

Mr. Quesada: And just to refresh everyone's memory, the city is stating their position that if we exclude guardhouse 2 by the school, and we focus on guardhouse 1 and 3 off of 137th Avenue, that is doable, they just sent us a large list of criteria we would need to meet, so we have to put that together, that's what we're working on and it's going to take some time with a cost analysis to bring it back to you guys to lay that out before you.

Mr. Cochran: And the other good news with that is that they are still somewhat under that process with a lot of the applications to be able to address it essentially at the city staff level. (inaudible comment)

Mr. Winkeljohn: So, the hard question is when.

Ms. Cabrera: So, nobody else has questions?

Mr. Winkeljohn: And you all know the line items of the budget are not the topic as much as they are every meeting, it's the assessment level, which is the same as last year. So, your meeting in August often runs a little close to the holiday but, you guys are really good at attendance so you can do your August meeting for adoption, that gives you the maximum amount of time should some emergency happen.

Ms. Cabrera: What is the possibility of a budget workshop?

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Mr. Winkeljohn: What for?

Ms. Cabrera: Just because, and I'll speak for myself, I really would like to break this down, to know exactly where and how.

Mr. Winkeljohn: Yes, so I really don't like workshops but, we could put an agenda for a session on the budget at any time that you choose at your next meeting, or 3 months from now, whatever fits your schedule. We don't have a lot of action items, like today without those presentations we could have done that today but just give me a little warning so I have some summarized slides ready for you, so you know exactly what you're looking at and then I know how to present it back to you.

Ms. Cabrera: Ok.

Mr. Valladares: Basically, well it's input, and I would like to do it, compare the budgets, compare the budget line items, where's the money that we spent, compared to last year.

Mr. Winkeljohn: I mean generally your budget is designed to show you that and help you read it if that's what I'm hearing but, if you wanted to go up another level, like a budget analysis type of discussion, I can talk to you on any level. So, I just want to know where you're shooting at, yes, we can do that, I can review the budget, kind of a how-to, or what it means and what it used to be and how you evolved, I mean I can give you any level of discussion you're ready for, I could probably do it off the top of my head but, I'd like to prepare something and have staff get involved for their benefit as well at our next meeting sounds fine.

Mr. Valladares: Yes, leave it to the next meeting.

Mr. Winkeljohn: So, just shoot me some notes of things you're curious about so I know in advance.

Ms. Cabrera: Ok.

Mr. Valladares: So, you would adjust according to possible COLA and everything else?

Mr. Winkeljohn: How would we do that?

Mr. Valladares: No, I said I approve that you'd do that.

Mr. Winkeljohn: Ok, and we can evaluate that, we know the contracts, we know which contracts have that in them, and it's automatic as far as our accounting side handles that. Staff then reviews it and gives them back, ok this line item was a little high

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last year, that one repeats sometimes, so there's never a straight answer, we raised everything 3%.

Mr. Valladares: You don't foresee any between now and the time we approve this, the taxes to go up, the Ad Valorem.

Mr. Winkeljohn: No, I don't think so, and our situation is a flat fee, we know our contracts, that's the nature of it.

Mr. Valladares: No, I'm talking about overall.

Mr. Winkeljohn: Oh, ok the city cycle is much later than the District's Non-Ad Valorem cycle, the only thing the city would tell you right now is what your garbage fee might be, or if there's a fire District or something like that, they're Ad Valorem taxes, their assessed millage rate is at the end of July and they don't adopt, they don't propose until the August TRIM notice.

Mr. Valladares: No, I'm talking about our District.

Ms. Cabrera: Well, I think what he's trying to ask is, from now until we revisit this budget in the current cycle, do you foresee it being ok having no increase?

Mr. Winkeljohn: Right, you don't need an increase. You have nothing that you can't absorb, you're well reserved, and your reserves exceed your minimum which is called the first quarter operating, which is the cash you need to hold every year no matter what or you can't pay October, November, and December because there's no revenue to match it. You're good there, your clubhouse is good, so everybody is good, your storm recovery, that money can be two places at the same time, it covers that required reserve but it can also be used for storms in an emergency, so you're good all the way across. Your line items, the escalators, things that are increasing a little bit of the off-duty, and that's discretionary, that's not an obligation. So, you have a choice, if you had an emergency like you've done once before, you reduced those fees because you needed money elsewhere, that's how you did it. (inaudible comment) Your enhanced security is like that, and that's actually unusual, most Districts, there are three things on the budget that you could adjust, you're stuck with your contracts, you have a little bit of control here, so I think you're good. Three years from now, will the economy catch up to us, and we'll have to do it, my mind hopes, and my thinking hopes, that the gate adjustment will coincide beautifully, and you'll go like this for another 3 to 5 years without an increase.

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Ms. Cabrera: I just wanted to make sure that is the case because I know that the costs of everything have gone up and we've been able to avoid it.

Mr. Winkeljohn: (inaudible comment) And we went very aggressive at getting contracts updated right at the beginning of COVID, and we re-set the bar, we took some increases particularly with landscaping which is our biggest expense, right before COVID and had we waited, their corporate requirement would have been three times that amount because I saw it in every other District but, this District maybe because we're so close to their headquarters, they were really good partners and we adjusted that just before COVID, right at the beginning of COVID, and everyone knows what happened with the labor market after COVID. GMS, we've been lowering our fee in essence because of the staffing agreements we had as a partner, so that didn't come at you. Insurance is about the only thing that we didn't have a rope on because the insurance industry for 25 years was a flat fee, and then our insurance for the first time went up and with sovereign immunity insurance still went up.

Mr. Cooper: And the police.

Mr. Winkeljohn: And then there's the police.

Mr. Quesada: That's gone up, the last two years.

Mr. Winkeljohn: Right, the other cities I deal with off-duty, we are still lower than the market in Homestead, so you're getting it cheaper than you could buy it anywhere else, and you have discretion, you could drop, I always advocate dropping a shift as part of the agreement, just randomly pick out a shift every day, or every week, or on some frequency, and just don't schedule it, that saves you 10% or 20%, and it has no affect on your patrol because it's random.

Ms. Cabrera: Ok.

Mr. Winkeljohn: So, it's all good, this District has one of the most impressive financial histories of any District I manage, for the magnitude of services you provide your efficiency is remarkable. I could tell you story after story of Districts that have the same number of units, and their assessment is double yours.

Ms. Cabrera: Ok, alright, so do we table this?

Mr. Winkeljohn: No, I think you adopt resolution #2024-02 and you pick a date that you want to do the adoption, you could do it soon, or you could wait until August.

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Mr. Quesada: If for any reason you guys are worried about wanting to revisit this, is there a way to repropose if they want to?

Mr. Winkeljohn: I mean today is April, you could have a special meeting, the deadline is June 15, you have to propose your budget by June 15.

Mr. Valladares: So, the deadline is June 15?

Mr. Winkeljohn: Yes, so what that means is you have to propose the maximum amount.

Mr. Valladares: Exactly, and we can do that in May.

Mr. Winkeljohn: You can but, if something happens at that May meeting, now you're in trouble, so I would do it today. You're not going to lower the assessment, we know that, you know that, and you're not going to increase it, so it's really a procedural action. The line items in the proposed budget can be adjusted 12 months of the year, as long as you don't exceed your needs for an assessment.

Mr. Valladares: You can adjust lines?

Mr. Winkeljohn: Yes, anytime and you have almost a million dollars in reserves that I just described, so with that amount of money what's going to happen in a normal operating 12 months that you couldn't react to, you didn't want to just go crazy but you're in good shape.

Ms. Cabrera: Alright, so do we need a motion to adopt?

Mr. Winkeljohn: Yes, and a date, do you want to do August? July is usually vacation time for a lot of people but, that's doable.

Ms. Cabrera: Ok, so how does the rest of the Board feel?

Mr. Winkeljohn: For the adoption hearing because that one is a little better than the July hearing.

Mr. Cooper: For the July hearing, that's for the evening hearing?

Mr. Winkeljohn: They're two different topics, you could do a town hall with or without your budget. If you had something budgetary, then you need to tie your town hall meeting to it, that's makes sense but I don't think that's the case, I think you can have a lot to communicate to the residents that are not tied to the assessment of the budget, and so you can do that at any time, like in years past when you had a big project or the gates, that was really sensible.

Ms. Cabrera: Right, there's nothing significant going on here right now.

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Mr. Winkeljohn: So, that's how I would characterize it.

Ms. Cabrera: Curtis?

Mr. Cooper: Ok, I make a motion to approve the budget for resolution #2024-02.

Mr. Winkeljohn: And the date for the adoption?

Mr. Cooper: August.

Mr. Winkeljohn: Ok, our August meeting, at this time and this location.

Mr. Cooper: Yes.

Mr. Cruz: August 22nd, I won't be here, but I'll second.

On MOTION by Mr. Cooper seconded by Mr. Cruz with all in favor, Resolution #2024-02 approving the proposed Fiscal Year 2025 Budget and setting the Public Hearing on August 22, 2024 at 4:00 p.m. at 1355 Waterstone Way, Homestead, Florida was approved.

Mr. Winkeljohn: If I could keep going on with the agenda?

Ms. Cabrera: Yes, go ahead, please.

FOURTH ORDER OF BUSINESS

Discussion of Procedures for the General Election

Mr. Winkeljohn: Item No. 4 is the discussion of procedures for the general election.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Winkeljohn: So, the election procedures are a little bit weird, there's 3 seats up for election, and most of you know this, seats for Curtis, Jessica, and Victor, so you guys need to go and qualify. The qualification period is June 10th to June 14th, from 12:00 noon to 12:00 noon, and I highly recommend that you call them and ask them what their procedures are this year, all electronic filing options are now available, and I don't know if they've chosen to do this also. I had a count yesterday on the west coast that said they took everything over the phone, and with an email, so he didn't have to go in person, so that's kind of a new procedure. You used to have to go in person, you had to bring a check, so just call and familiarize yourselves in advance, that's my advice.

Ms. Cabrera: Ok.

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FIFTH ORDER OF BUSINESS

Staff Reports (Cont.)

Mr. Winkeljohn: I have nothing else, and with that, we're at staff reports, attorney.

A. Attorney

Mr. Cochran: Really, I just have an update on the gate situation, and Ben can tell you but, we did have a phone call with the city about all this and they basically said to remove the Campbell gates and we'll worry about the other two later. (inaudible comment) We are still consulting with our District engineer, Juan Alvarez, and the traffic engineer for the city on traffic-related stuff, so I should have an update on that at the next meeting. That's where we are on that. (inaudible comment) The goal is that if we could demonstrate the concept once those two are operational, maybe they'll be a little bit more receptive to the other situation. (inaudible comment)

Ms. Cabrera: Ok.

Mr. Quesada: (inaudible comment)

Mr. Cochran: That's all I've got, and I think we've already covered the ethics training and that needs to be done by the end of the year, and the Form 1s are submitted electronically this year. (inaudible comment) That's all I have.

Mr. Winkeljohn: Thank you, sir.

B. Engineer

Mr. Winkeljohn: Anything for engineering?

Mr. Quesada: Engineering, no.

C. Field/Club Manager

1) Field Report

2) Holiday Proposals:

a. Miami Christmas Lights

b. Christmas Designers-FL

c. The Christmas Palace

Mr. Winkeljohn: Moving on to field/club manager.

Mr. Quesada: I do have something but, let Mayra go first, I'll go second because it's on the main screen, so go ahead Mayra with your field report.

Ms. Padilla: Yes, so for the field report we had the mulch change out, we also had the trees trimmed, the annuals, we changed them.

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Mr. Winkeljohn: This is our second annual a year rotation?

Ms. Padilla: Yes. We also did a drive with Erica Avila, and identified some of the transformers that were really in bad shape. The next week the City of Homestead came out and they switched them out, so you can see they look great.

Mr. Winkeljohn: I have a question, they switched just the case I assume?

Ms. Padilla: No, they switched out the whole thing, they physically came out and took it out.

Mr. Winkeljohn: Ok, that's fantastic.

Ms. Padilla: And they switched out four of them. (inaudible comment) So, I think they look great, then the pavers in Friendship Park, as you can see, they were damaged from the construction, and they were repaired. We also have some fence repairs, those are still pending, we're still waiting for Ortiz Construction to come out and take care of that.

Mr. Winkeljohn: Who does our fences?

Ms. Padilla: Ortiz Construction. Also, we had some lights out, some FPL, and some are the City of Homestead, so a lot of them were fixed but, some of them have yellow tape on them, and that means they needed additional work. The park, the latch was vandalized, and Ortiz Construction came out to fix it, also it was brought to my attention that people are bringing dogs to that park, and it's becoming a problem because we have residents telling us, and one resident said she had a little kid and the dog wasn't on a leash and almost attacked the kid. So, for now, we put up a sign but we're going to do a more permanent one, to be honest with you we really didn't think about it.

Mr. Quesada: It's in our rules, it's built into our rules, obviously the playground is part of the clubhouse and an extension of the clubhouse. (inaudible comment)

Mr. Valladares: Do we have cameras in that area?

Mr. Quesada: Yes, they have a camera facing the clubhouse.

Mr. Valladares: So, it shouldn't be a problem.

Ms. Padilla: So, we had some pool leaks, and we had four of them.

Mr. Quesada: No, they suspected four locations, but it was two locations.

Ms. Padilla: Ok. That's all I have.

Mr. Quesada: Ok, so before we get to the drains, we do have proposals here so, I think it's a no brainer but, I wanted to run it by you guys because there were some things

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that got overlooked with our irrigation system, we need to install surge protection, a hot stop, so if you go to page 67 on the agenda, it's a total of \$1,410.89 for the hot stops, and the other proposal for the 3 pumps and the 3 drains at three of our lakes that need to be cleaned out, the total for that would be \$2,850, and staff's recommendation is to have those addressed, I just wanted to report that.

Mr. Winkeljohn: Is there a motion to authorize?

Mr. Cooper: So, they inspected them, and do we have pictures or no pictures?
Like as far as the suction, why do we need that?

Mr. Quesada: I have them in the email, but yes, they're dirty. I do have the wet checks they provided, and this is the proposal they did after. I'll be happy to share the emails with you so you can see them.

Mr. Cooper: No, just as long as somebody's verified that.

Mr. Quesada: Yes, we did, and based on the pictures before they proposed the work.

On MOTION by Mr. Cooper seconded by Ms. Cabrera with all in favor, accepting the two proposals from BrightView for irrigation repairs and additional hot stops as stated on the record was approved.

Mr. Valladares: One question Mayra before we go on, have you been able to contact BrightView when we went there?

Ms. Padilla: Yes, I did.

Mr. Valladares: And do you have an idea of when they're going to act on that because we're having some of these trees inside the property that are starting to show the big holes in them?

Ms. Padilla: Yes, I told Vince to give me a proposal for them.

Mr. Valladares: Ok.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: If it's the District's, it's included in their service, so if it's anybody else we need to get a proposal.

Ms. Padilla: I don't think that's our hedge.

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Mr. Quesada: Ok, we'll do a follow-up.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: Just jumping to one other thing real quick because I wanted you guys to see, it's in your iPad, there's a tab there where we just included the attachment, I always like to include it as part of my report.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: So, on the top of the agenda, if you go to the one that says, give me one second while I find it. Ok so the fifth tab from the top, there's a map there with all the locations, we basically had all the drains inspected in all the subdivisions in the community, and he basically measures, and he goes and inspects everything. You guys are getting a deal when it comes to what we've been hearing from Raptor Vac in the last couple of years. He comes out and inspects every single inlet in the District, gives you a map with the amount of inches of silt, anything above a certain amount, here's some that have 20", and those are the ones he advises to clean and then he leaves out the ones that are at zero or whatever, because there's no need to include those, so he's tailoring this proposal and what they're able to do by doing that for you guys is keeping you within budget every year. Your budget I believe is \$18,000 for culvert cleaning, and he's proposing \$14,500. So, he even breaks it down by community if you want to go to the other tab there and it goes by community, Floridian Isles II, Pebblebrook II, Portofino Oaks, Portofino Palms, Portofino Point, Floridian Bay Estates, Stonebrook II, and Marbella Bay, so literally every community that's in the program that's part of the agreement.

Mr. Winkeljohn: I have a question, do we share any of these reports with the subcommunities?

Mr. Quesada: No, but we can.

Mr. Winkeljohn: It might be a good idea just to include a little cover page on there, and put a couple of sentences of what they were looking at.

Mr. Quesada: Ok.

Mr. Cooper: So, the higher the numbers are bad, am I correct?

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Mr. Quesada: Correct, that's the number of inches of silt, and so keep in mind the communities that we tend to have issues with are Portofino Point, and Portofino Oaks at times, we've made them aware, and again, as of right now I just want to remind everybody that there were trees that were marked and provided to the HOA in those communities where if they remove certain trees from the proximity of the line would prevent the need to have to cut in between those lines, and to remove the roots, and I understand they have their budgets. So, again, I'm going to go under the guidelines now that there's a new property manager in these communities, I know Portofino Pointe for example, he pointed out that we were able to absorb that cost with this proposal but they have manholes that are just covered in dirt and grass that their landscapers are not maintaining, so I would have to have a meeting with her because what he's including in this cost is to dig up those manholes and then open up the manholes and clean down the line because you have french drains there. So, a lot of flooding issues in the Portofinos that you guys are seeing have to do with the french drains and you can just speak to the proper management personnel to try to keep obstruction and dirt and that kind of stuff above the surface that we do not maintain, the District, out of those areas. So, again, we're able to address that but it's one thing where it's going to prevent additional costs down the line. So, we're within the budget, so we just need direction, and if not, if you want a motion, we can do that for the storm drains, it's up to you but, we're within the budget. So, I just wanted to go over that and highlight that. Anything else Mayra?

Ms. Padilla: No.

Mr. Winkeljohn: Thank you.

Mr. Cooper: If we've been doing this on a yearly basis, why does it seem like some of these numbers are really high in some of these locations?

Mr. Quesada: That's kind of why I went over some of the highlights with you, you have some french drains and some of the landscaping that happened in those areas, also there are things like mulch, leaves, and one area in particular 90% of that is all landscaping debris.

Mr. Valladares: But again, like you just said, when they were cutting my grass in Pebblebrook, I would see that they would blow it towards the drain, and I stopped it immediately because that's where we're having that big issue. Once we stopped that, it really stopped all the flooding, it has to do with the landscaping and vegetation.

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Mr. Quesada: 90% of what we're seeing in all these lines, every time I see the quote, he's going to give you guys a report when he's finished I want you to know and you'll have an exhibit whenever he's completed with the work. He said mid-May is when he would start, so he'll be done before hurricane season but, you're going to see the before and after, he does great reports and you're going to see its leaves, mulch, and trash sometimes, that's all it is.

Mr. Winkeljohn: Very good.

Mr. Quesada: That finishes the field report.

D. Manager

Mr. Winkeljohn: We've already covered the holiday proposals and management items have been covered.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Winkeljohn: So, financial reports would be next. Nothing to highlight there, is there a motion to accept?

On MOTION by Mr. Cruz seconded by Ms. Cabrera with all in favor, the Check Run Summary and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Winkeljohn: That's it for staff.

Ms. Cabrera: Ok, thank you. Moving on to Supervisor's requests and obviously there's no one here from the audience, is there anybody on the phone?

Mr. Quesada: I believe we just have Terry on here, but Terry is just listening in but, Terry do you have any comments?

A resident: I'm good, thank you.

Mr. Quesada: Thank you, Terry.

Ms. Cabrera: Ok, so then Supervisor's requests? Go ahead.

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Mr. Valladares: I want to say thank you to Ben and Mayra for trimming the trees out at Boulevard because now all that light filters down and it's a lot brighter than it was before. The lights are still out at 137th Avenue, whatever was on is totally off now, so now it's both sides, and I called the county and called FPL, they tell you to call DOT, but it's really dark and unsafe.

Mr. Quesada: And I have seen on my own drives there, I see on the perimeter some of the streetlights are marked with stuff, I don't know what the status is but, at least someone came out and marked them.

Mr. Valladares: Right and those were the ones that were working, now nothing is working.

Mr. Quesada: Got it.

Mr. Valladares: So, everything is dark both sides from Campbell Drive up past Waterstone I entrance.

Mr. Quesada: I have some theories of what it could be but, everybody is unique.

Mr. Valladares: Listen, what's really hindering the appearance of that entrance is the townhouses as soon as you come in by Marbella Bay, it's really bad, and hopefully the HOA will handle that part.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: Any other Supervisor's requests? I know Curtis is waiting for the end.

Ms. Rivera: I told Mayra earlier about the guards, I've been noticing at night when I come in a different car, they don't even ask me for my license.

Mr. Quesada: She took some notes, just so you know, right before the meeting, she's going to work on that and addressing that with the manager.

Ms. Rivera: Yes.

Ms. Cabrera: If I could just add to that, that guardhouse 2, they kind of do the same thing.

Mr. Quesada: Ok.

Ms. Cabrera: And I don't know if it's because they recognize the people or they just don't want to work, I don't know what it is but, I've witnessed it a few times.

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Mr. Quesada: Do you know which shift this happens, what days and shifts it's happening?

Ms. Cabrera: In the evening.

Mr. Quesada: During the week or all week long?

Ms. Cabrera: I can tell you just two days or so ago, this week.

Mr. Quesada: Ok, so that's the 3:00 p.m. to 11:00 p.m. time period?

Ms. Cabrera: Yes.

Mr. Quesada: Ok, go it, so it's the second shift. Curtis, do you have some items?

Mr. Cooper: Yes, I noticed over by Guardhouse 1 there's a lot of iron stains on the sidewalk by that one entrance, that seems like when I come through there the water is running great but it's really over-spraying, and it's like staining the asphalt over in that area.

Mr. Quesada: It could be the suction line that we're talking about if the irrigation system is sucking in anything.

Mr. Cooper: No, it's working great, I'm saying it's overworking by spraying the asphalt.

Mr. Quesada: Ok, so that's something they can adjust with the heads.

Mr. Cooper: Yes, and I don't know about the pressure washing as well.

Mr. Quesada: Where exactly is that by Guardhouse 1?

Mr. Cooper: You'll see it, you can't miss it.

Mr. Quesada: Ok, on the sidewalk you're saying.

Mr. Cooper: Now that I mentioned it, you'll see it.

Mr. Quesada: Ok, got it.

Mr. Cooper: The annuals, it seems like they're kind of struggling, do you know as far as what could be the cause?

Mr. Quesada: I have no idea to be honest with you, what area did you see that?

Mr. Cooper: Just in general, by the main roundabout, it just seems like in that area, and not necessarily at the monuments, but all the median areas that we have.

Mr. Quesada: Ok, got it.

Mr. Cooper: Then the soil update, did they get back with you with soil samples?

Mr. Quesada: They did provide us with information, we didn't add it to the report what they did but, it just showed some deficiencies in some nutrition so they adjusted their chemical mix, so that included more of those missing ingredients, and they also came I

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know they fill in some of the clusias mounds in there, so we're still kind of in the dry season, we haven't hit rainy season, so I think that's going to be better because we get the growing season, and see how they react but, we did receive the soil sample.

Mr. Cooper: Ok. (inaudible comment) Because we've had this plant material for years now and for it to be looking the way it is and it's not full on that lower tier.

Mr. Quesada: Also, we'll share it with Terry, he has a pretty good knowledge of that expertise in that subject, so we'll share it with him too.

Mr. Cooper: Just so we have something happen sooner than later, so we don't just kill another year. (inaudible comment) We pressure washed towards the end of the year, so that's going to be coming up.

Mr. Quesada: That's always done right before we put up the Christmas lights, so usually September is generally when we do it.

Mr. Cooper: Ok, so over by Guardhouse 1 the coral rock, I don't know if we didn't do it or it's just really bad.

Mr. Quesada: Ok so the coral rock at Guardhouse 1?

Mr. Cooper: Yes. There might be a couple of other areas, I didn't notice. Then you said over by the clubhouse there is a camera pointing at the tot lot, did they add that?

Ms. Padilla: No, so when you and I talked, actually now we added the camera to our office.

Mr. Cooper: Ok.

Ms. Padilla: So, we have a view that you can see, it's there in the corner, you can see the whole park.

Mr. Cooper: Ok.

Mr. Quesada: You can see it too, and just so you know, it's a wide-angle lens so it's on this side of the building facing the tot lot, it's a wide-angle lens so you can actually see that row of lounge chairs and a bird's eye view of the entire playground.

Mr. Cooper: Ok.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Cooper: Is there a way we can get an elliptical proposal?

Mr. Quesada: We're working on it.

Mr. Cooper: Ok. So, do you know if there are any other outdated machines?

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Mr. Quesada: So, I forgot to mention, and I just talked to Mayra about this, we have treadmills in there, and I just want to make it clear what's happening. The motor on the treadmill and the deck board which are two of the most expensive things outside of the display console are in perfect shape, there are no issues at all with that. So, what's happening is, and we haven't caught the person yet, we're trying to, there's a lot of footage, but somebody kept attaching the clip, it's a clip for anybody that may fall on a treadmill, you are never supposed to remove the key sensor from the device unless you fall and it's designed that way, why, it's telling the display now which is the brain of the machine to stop immediately because the belt can cause additional damage to anybody that falls. What happens if that happens, you have to do a hard reset of the treadmill now because now it's not going to allow you to change speeds. What happens, so someone is here at 4:00 in the morning, gets up very early, or they're here very late, and they're doing that, and pressing up and down on the display, and they break the buttons on that display because they think that something is wrong with the machine, so you have two things wrong with the treadmill which we just approved because it's a lot cheaper. Again, the main parts of your treadmill are fine, it's the display, so they're going to be fixing those issues and the key sensor was about \$1,000, and a new treadmill runs about \$4,000. Again, True Fitness is one of the best top-of-the-line treadmills that you have, your deck board and your motor are fine, it's just humane behavior unfortunately but, other than that, outside of the noise that you hear from the elliptical, we haven't had any other issues with the gym.

Ms. Rivera: Can you put a sign once it gets fixed?

Mr. Quesada: Yes, we're planning on doing that.

Mr. Cooper: Then also, just one last thing for the gym, I made a recommendation that the TV that's in there, that we have it somehow connected to the computer system that has like events that just circle through somehow, so any event that we have coming up during the month of April and meetings and whatnot, like an informational type board, because it's just there not being utilized. I don't know what you all think about that idea.

Ms. Cabrera: I mean those TVs have firesticks attached to them that were supposed to be used for streaming music or just visuals of videos when you're running on the treadmill or whatever, but each TV has a firestick attached to it. So, maybe two years ago or so back, I thought the same thing, I mean we have these TVs that aren't being

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used, so let's make them useful, so we have like 8 firesticks that are attached to each one, and it was really to run those videos like where you're traveling, and different background scenery but, I don't know if those have been used. So, I don't know if Amazon has a way to set something play to all the firesticks at the same time, I don't know, but I just wanted to clear that up, that they all have a firestick attached to them.

Mr. Cooper: Ok, and I know we have that so I guess that would be a thing that we could see about how we can incorporate that so it can be utilized. (inaudible comment)

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Cooper: That's all I had.

Mr. Quesada: Ok, great.

Mr. Cooper: So, are we going to set another meeting then, or are we waiting a month to discuss or approve whatever for the budget?

Mr. Quesada: So, I spoke to all three contractors and they all said that if we get back to them before June, or the next meeting before June, then they have no issues being able to manufacture and the lead time they require, it's usually 90 days and you're within that window in May.

Mr. Cooper: Ok.

Mr. Quesada: So, whatever information we do get we'll provide to you in real-time as quickly as possible so that you guys can chime in individually but, the whole idea is to have everything finalized for the May agenda so you guys basically walk into that meeting hopefully ready to make a decision.

Mr. Cooper: Ok. Just one question in regard to that, are we looking to get, or do we like some type of thing at the old lighting display area, like having any kind of tree there and something else, like are you looking to have some type of display feature there because I think that would be great. (inaudible comment)

Mr. Quesada: Well, they're all proposing a photo spot, so that we have cleared, as far as the location, I think that's negotiable, so I think that's just a matter of preference for you guys.

Mr. Cooper: Ok. (inaudible comment)

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Ms. Cabrera: Yes, and Christmas Palace is giving a free tree.

Mr. Cooper: Ok.

Mr. Quesada: You're including the inside of the clubhouse, right?

Ms. Cabrera: Yes, right, the tree in here, the tree that we like, and then an additional tree up front.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Cabrera: I did have two things from my end, one was the lighting ceremony, I know that we're kind of midway there you know, is everything going smooth with that, is everything ok for that?

Ms. Padilla: So, for the lighting ceremony we did a save the date, we reached out to certain people because last year I kind of waited, and what happened the year before that was that I did it too early, and then I did it too late. So, this year I was like, I couldn't do it too early, and if I'm going to do it again. So, I usually send it like 6 months, and then I'll send it again like 2 months before, just to remind them.

Ms. Cabrera: Ok.

Ms. Padilla: So, this year our party planner, which she's not really the party planner, Ben and I are the ones who plan the party, she kind of said that she wants to be compensated this year, and it's not cheap, let's just say that, and to be honest with you she doesn't show up, the ones that do all the work is me and Ben, and then we hire HOA staff to help us out that day. So, I don't know how you guys feel about paying her that fee, I will come up with numbers probably like in the next month or two, and then you guys can give me direction how you guys want to go about it.

Ms. Cabrera: Ok, but as far as the vendors and everything, we're good?

Ms. Padilla: Yes.

Ms. Cabrera: Were you able to secure the band and all of that?

Ms. Padilla: Yes, so I reached out to them, and they said thank you for your invitation.

Ms. Cabrera: What about the other one we always have a hard time with because of availability?

Ms. Padilla: The color guard?

Ms. Cabrera: Yes, the color guard.

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Ms. Padilla: To be honest with you I haven't done anything with that but, let me send them an invitation.

Ms. Cabrera: Ok. Then my other question is just related to staffing, I see you have a new guy, Robert, so how's that working out?

Ms. Padilla: So, we did hire Robert, and Robert is covering from 11:00 to 7:00, he is doing the administrative part of it, and he's also helping us with watching the pool and the gym and ending at 7:00 or 7:30 depending on how many people are left, that's when he goes. So, for now, he's doing great, I mean he's learning, and it's a big learning curve, it takes time to learn this, and it took me a long time.

Mr. Quesada: Yes, he's very service oriented and I think he's got the crowd control part down, and it's day-to-day stuff now, so just trying to expand on that, and now we have to start introducing some other components.

Ms. Cabrera: Ok, great. That's all I have, anything else?

Mr. Cooper: Are we needing to adjust the hours to make it for daylight savings time until it gets darker?

Ms. Padilla: Right, like at this time Curtis, to be honest with you no one comes, if you want us to extend this time, we could but, as you can see, we already tried that and no one comes.

Mr. Cooper: (inaudible comment)

Ms. Padilla: But we can adjust the time, like today, it was busy because it was take your child to work day.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Cabrera: Alright, if there's nothing else, I make a motion to adjourn.

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

DocuSigned by:

Paul Winkelman

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Secretary / Assistant Secretary

DocuSigned by:

[Signature]

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Chairman / Vice Chairman