



South-Dade Venture
Community Development District

<http://southdade.cddsites.net>

Jessica Cabrera, Chair

Mike Cruz, Vice Chair

Curtis Cooper, Supervisor

Victor Valladares, Supervisor

Desiree Rivera, Supervisor

June 26, 2025



South-Dade Venture Community Development District

Agenda

Seat 4: Jessica Cabrera – (C.)	
Seat 3: Mike Cruz – (V.C.)	
Seat 1: Curtis Cooper – (S.)	
Seat 5: Victor Valladares – (S.)	
Seat 2: Desiree Rivera – (S.)	

**Thursday
June 26, 2025
4:00p.m.**

**Waterstone Bay Clubhouse
1355 Waterstone Way, Homestead, FL 33033**

Microsoft Teams

**Meeting ID: 293 131 369 826 and Passcode: rAnuLh
1 872-240-4685 and Phone Conference ID: 743 847 78#**

1. Roll Call and Pledge of Allegiance
2. Approval of the Minutes of the April 24, 2025 Meeting – **Page 3**
3. Staff Reports
 - A. Attorney
 - B. Engineer
 - 1) Update on Guardhouse Automation Project – **Page 46**
 - 2) Digitization Stormwater Infrastructure Data into ArcGIS – **Page 60**
 - C. Field Manager – Monthly Report – **Page 62**
 - D. Club Manager – Monthly Report – **Page 73**
 - E. Manager
 - 1) Number of Registered Voters in the District – **4,739 – Page 95**
 - 2) Form 1 Financial Disclosure Due July 1, 2025 – **Page 96**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2025
 - 4) Consideration of Performance Measures and Standards as Required by Florida Statute 189.0694 – **Page 97**
4. Financial Reports
 - A. Approval of Check Run Summary – **Page 102**
 - B. Acceptance of Unaudited Financials – **Page 108**
5. Supervisors Requests and Audience Comments
6. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://southdade.cddsites.net>

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 24, 2025, 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 (by phone)
Supervisor
Supervisor
Supervisor (by phone)

Also present was:

Scott Cochran
Paul Winkeljohn
Ben Quesada
Mayra Padilla
Terry Glynn
Alejandro Aleman
Several Residents

District Counsel
District Manager
Governmental Management Services
Governmental Management Services
Governmental Management Services
District Engineer

(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.

Mr. Winkeljohn: One procedure we have to add because of the way we're transcribing minutes, we use a lot more people to keep up with it, and they don't know you like they historically used to, so we're asking everyone to introduce themselves, I'll start with myself and then the computer will identify better, so I'm Paul Winkeljohn. Thank you and there's no one in the audience so we can proceed to item No. 2, thank you

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
February 27, 2025 Meeting**

Ms. Cabrera: Ok, so item No. 2 is the approval of the minutes from the February 27th meeting. Does anybody want to make a motion to approve?

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution
#2025-06 Approving the Proposed
Fiscal Year 2026 Budget and
Setting the Public Hearing**

Ms. Cabrera: Item No. 3, consideration of resolution #2025-06 approval of the 2026 fiscal year budget.

Mr. Winkeljohn: Thank you and just some quick introductions, the Board got a look at the draft budget and asked staff to come back with a budget that reflected funding a few of the projects that were considered and also balancing the budget. The further I worked with budget with our accountant the more realized that there's a little bit of a misnomer going on in your reserves. Historically, with a District a reserve is extra money that you can use for a project and you earn enough in savings each year to replenish it. What happens over time is you have enough projects but your cost of expenses are also escalating so you're not replenishing those reserves. So, what happens is, you end up with, and in your District it's just a little bit under \$600,000 which is required for you to operate in the months of October, November, and December, it's about \$200,000 a month for you to pay your bills, those are fixed contracts, meaning staff, labor for the gates, and labor for landscaping, that's called first quarter operating. So, as you look at today's draft budget or if you've had a chance to look through it you'll see that's referenced on the reserve page and we split that money up into reasonable categories but, in reality we're actually double booking that money, we're assigning it, first quarter operating but, we're also calling it clubhouse reserve, gate reserves, giving it names, so it can be a little bit misleading in that respect. So, we're trying to move our budget ultimately into a more managerial and decision making friendly where we start to separate those dialogues better so you can really see what your reserves are versus that first quarter operating because they can't be

the same number because if you spend one you have to replenish it, so that's one of the commercials for today is that I'd like to see, and we'd all like to see you consider your reserves more formally that it used to be very informally presented back because of your operation. Curtis brought up another idea that resonates quite well, is to take that a step further and have your reserves defined by a third party, and independent entity that specializes in reserve studies, and for a couple thousand dollars, and this is a little bit of armor plating for you as a Board. So, the homeowner association industry does this, it's required in some HOAs to have a reserve study for roofs and different things, it depends on what your building situation is but, Districts are doing it now as a spillover from that familiarity with you HOA, and they say why don't Districts do it, and Districts, they're kind of young by some standards, and a lot of them in Florida were built like you all in 2005, 2006 and most of your infrastructure for a few decades was new. Well, it's not anymore, and a reserve study is a very valid entity so I'm stealing Curtis' idea without him having a chance to suggest it but, it was something he suggested. So, I would recommend that to kind of backstop what I just said, what are your reserves, what are they for, and are you assessing enough to meet their needs in the right amount of time, and I'm telling you you're not because you use those reserves for other projects. So, today's proposal, there's actually one little addition to it, it's for \$150 per resident and that \$150 would buy you fixing that map where you would have a separation between refunding first quarter operating and actually putting money in a reserve, it would start that process at pretty quickly, and we can let a reserve study prove that to us later and we'll worry about it then but, it would also give you the funding to replenish the \$80,000 or so you want to spend on your automation. Now the automation will ultimately have a savings but that savings won't be recouped for another 6 to 8 months which is next fiscal year, and guess when that lines up, that lines up afterwards, you won't have the money to do it, you'll be out of money in your first quarter operating if you want to buy the automation because you will finish it at a \$800,000 clip, so you have a lot of competing challenges in your budget. So, this \$150 increase across the Board would accomplish that, it would fix that problem, and then this time next year you could adjust it back down, or leave it, buy more services, agree to keeping more reserves, we all know the psychology of this business is, once you raise the money, you typically don't give it back. You're almost always underfunded, that is an axiom in this business because you defer really important maintenance to what you have at your disposal, so

once you raise your assessment, the right thing to do is to get your deferring maintenance caught up a little faster. The other obligation you have is the unfunded mandate from Dade County to geographically map your drainage system and model your drainage system. We know that's about a \$30,000 expense that fell out the sky legislatively in Dade County and we're obligated to meet that. The other big obligation you have is that was presented to you is the pool, you've been throwing money at the pool with better than band aids, or really good band aids, intelligent band aids but they're still band aids. We've studied the engineering on it, we've studied the materials and we've done good repairs but, a permanent fix is about \$100,000 and that's something the clubhouse portion of your community would have to bear. So, in the budget we just left it a flat \$150, if you wanted a budget for next year and you wanted to propose it today, and adjust it, or adopt it at a later time, you would make it \$200 for anyone living in the pool phase, phase 2, and then the remainder of the community would remain at the \$150. So, in summary, staff has presented a budget that corrects your needs, or adjusts and reacts to your needs, and corrects the reality of not having an increase for 7 or 8 years.

Mr. Quesada: And we did it for the tree replacement project, so 8 years.

Mr. Winkeljohn: That sounds right, and that's a testimony to your due diligence as a Board, you've been very fugal, you're also willing to adjust your operations to increase your savings through automation, so applauds all the way across the bar for you guys, so staff thinks this is a palpable amount of money, it's what you requested and we believe that \$200 for the clubhouse phase and \$150 for the non-clubhouse phase would buy you those projects and not just replenish your reserves but, correct them with a beginning of separation.

Mr. Valladares: I have a question. I know that there's a project or a need for a repair on the pool that it's going to require a few dollars.

Mr. Winkeljohn: \$100,000.

Mr. Valladares: Ok, \$100,000, give or take, and that is going to come out from Waterstone II?

Mr. Winkeljohn: Just the pool contributors, there's a little weird overlap.

Mr. Valladares: So, for that it's going to be when you raise the monthly fee.

Mr. Winkeljohn: It would be an annual fee.

Mr. Valladares: The annual fee, it's going to be divided, or it's going to be Waterstone completely?

Ms. Cabrera: No.

Mr. Winkeljohn: So, I spoke generally, anything you do that contributes just to the clubhouse has to stay segregated as just the clubhouse contributors, so Waterstone II. If you wanted to raise everybody \$1.00 those funds can only be used for the general line items in the budget, unless you designate, you're not allowed to have a differential assessment for general purposes, the only thing you can differentiate is the clubhouse and pool, that's another way to say it. So, I think from a staff perspective, this is a very responsible proposed increase, and staff can prepare when you adopt this budget, a list of done projects, a list of things that increased and you've done an amazing job, you've absorbed a lot more than this increase in the last 8 years than any District, and so you're way ahead. You've survived, and this is my perspective, a very challenging security relationship which is nice way to say it, and changed relationships, and kept the service going at a very reasonable cost to prolong that flat assessment, and I think those days are over. I think the automation won't really create an immediate savings, what it will do is bring you to reality and what you need to be paying your guards, and get the service that you would expect, that's what I'm seeing statewide, that's the solution to services, the pay level of your security guards.

Mr. Valladares: In our budget, do we have money to paint all those green posts out there because they're so faded and they look so bad right now or should we just raise it \$1.00 or \$2.00 more in general?

Mr. Winkeljohn: I think \$150/\$200 will accomplish that goal as well, I think you'd be able to do it, and timing is everything so what I often ask you to do is not pull the trigger on your large capital projects until late spring, early summer, because it gives you pivot. If something weird comes up in November, December and January, and you did those projects in October, you're screwed, you have no agility. You have half a year behind you, and so your risks of spending too much because of an unknown is behind you, and then your storms are in the summer but, they're actually now in the fall for some reason, I haven't figured that out yet but, they used to be in the summer but now in the last 20 years they've been in September and November. So, that's my recommendation, so for your actions today, this budget would be amended, and what I said isn't 100% reflected it's an

additional \$50 for the clubhouse phase, we would re-rack the line items to reflect that and give it back to you for review again but, today you would be approving the ceiling of your assessment level and that's what staff recommends.

Mr. Cooper: Does that take into consideration Homestead PD, as far as their increases because they've been doing that pretty much yearly?

Mr. Winkeljohn: Yes, so this budget would include I think a 3% cost of living type escalator which we've always done, and that tends to keep up with it, and it got a little bit behind, and so we can adjust that a little bit, we have discretion with that one but, what we could do is talk about the hours in earnest.

Mr. Cooper: I think we need to.

Mr. Winkeljohn: Right, and if I'm sitting in your chair, yes the services I provide to my residents are A, B, C, and D, and to leave one of them completely untouched when the cost benefit of that isn't evaluated and considered more carefully is irresponsible, frankly, and a few hours a week off of that off duty is a lot of money and if it's my check book, and I'm trying to put me in your shoes, I think that's very responsible.

Mr. Cochran: We lost the quorum.

Mr. Quesada: We lost quorum.

Mr. Winkeljohn: Ok, so for the record, we've lost quorum, we're on pause. Ok, so we're back and quorum is re-established for the record. So, I think I answered the question that's a significant consideration.

Mr. Quesada: And just for the record, I know the question came up, some of the projects that we have on the projects list, I don't think that's included for year 1, I think we anticipated it was somewhere in the \$100 to \$150 neighborhood but, what Paul was referencing just to answer it if that helps, timeline-wise, once we get through this fiscal year, if you guys decide to keep assessments at the same level going into next year, then you'd be in a position where you can start tackling other capital improvement projects where we made the reserves whole, and you're having that padding that you need to take on a capital improvement or two, like a lighting project or something else.

Mr. Winkeljohn: Right, so you've squeezed your reserves to the point where they are only available for your first quarter operating, you don't have as much as you used to have flexibility for those once a year projects and that's missing, and it's just a reality of escalations, the escalations of labor across all contracts, and insurance has been a

significant one. So, we'll put a chart together for everybody at the town hall and the public hearing for this adoption which we'll probably have a few people attend because you know we mail noticed this, which is a great opportunity to educate your resident, \$150 in this world I would guess the HOA fees are a little more than that.

Ms. Cabrera: Roughly about that, most are a little less for most.

Mr. Winkeljohn: And that's a month, but this is an annual increase, so it's 1/12th of that, so I think it would be unfair to your community to not increase the assessment for these reasons and you'll probably be able to go, I think, 3 to 5 years without ever having to think about it. Are there any other questions? Anyone on the phone have any questions?

Ms. Rivera: I'm good with it, I have no problem.

Mr. Cruz: I'm good too.

Mr. Winkeljohn: Ok, so resolution #2025-06 would be approved by motion as amended which is the \$50 increase for phase 2.

Ms. Cabrera: So, do you have input, any opinions, any questions or anything you want to add Mike and Disiree?

Mr. Cruz: No. (inaudible comment)

Ms. Rivera: I'm good with it.

Mr. Winkeljohn: Alright, so a so moved would accomplish that.

Mr. Cooper: Just to clarify before, so this is the \$150 increase?

Mr. Winkeljohn: It's \$150 and \$200 increase, \$200 for the clubhouse.

Mr. Quesada: He's saying the additional \$50 is for the clubhouse.

Mr. Cooper: Oh, I got it you're amending it.

Mr. Winkeljohn: Yes, so it's an extra \$50 for the clubhouse only, and before we do the motion, I forgot, the hardest part is for most people is to pick when you want to do the public hearing, July isn't a bad month for that, your meeting is the fourth Thursday of July, there's no holiday there, so that's not bad. You get into August; you get into vacations and school and all kinds of things.

Ms. Cabrera: Well, I'm on vacation in July.

Mr. Winkeljohn: So, am I usually.

Mr. Cooper: We have to make sure all 5 of us are at this meeting.

Mr. Winkeljohn: Yes, that's what I'm saying.

Mr. Cooper: We have to pick a date and make sure of that.

Ms. Cabrera: So, our regular meeting would be on 19th, no sorry would be on the 24th of July.

Mr. Winkeljohn: Yes.

Mr. Quesada: So, how does the 24th look for everybody?

Mr. Winkeljohn: Any heartburn for anybody, anybody on the phone, is July 24th acceptable and do you want to do it at 4:00 o'clock, or do you want to move it to 6:00 o'clock or 7:00 o'clock for residents?

Ms. Cabrera: Mike and Disiree?

Mr. Valladares: So, would it be at the regular time or are we going to move it?

Mr. Winkeljohn: I don't know, it's your choice.

Mr. Cruz: Whatever time works for everybody else, I'm ok with it, whatever works.

Ms. Cabrera: Is July 24th good for you?

Mr. Cruz: Yes, it's good for me.

Ms. Cabrera: Ok.

Mr. Winkeljohn: And it's your discretion, if you want to keep your regular time or if you want to consider more of an evening time.

Mr. Cooper: 6:30 is good.

Mr. Winkeljohn: Any objections? So, the motion would be, so moved, 6:30 p.m. on July 24th as amended.

Mr. Cooper: Are we doing the 4:00 o'clock and 6:30 or are we just doing the 6:30?

Mr. Winkeljohn: You could do that, you could set the public hearing for 6:30 or you could do the public hearing at 4:00 but, have the town hall at 6:30, so you have discretion, it would be a little awkward to do that, to not invite everybody to the hearing part of it.

Mr. Cooper: Right, ok, because we're going to be having our regular meeting, that day right?

Mr. Winkeljohn: You can do that, yes, if we have other business we could start it at 4:00 and recess until the 6:30 time and hold the hearing part then, it's really your discretion but, it's more appropriate, if you had any business, you could take it, or we could just hold the hearing and that would be it, any other business we could move before or after.

Ms. Cabrera: Yes.

Mr. Valladares: For that type of meeting, can we inform the homeowners?

Mr. Winkeljohn: So, any time there's an increase to your budget assessment, as a result it requires a mailed notice to each resident informing them of the amount of the increase and the purposes of it, we'll attach a budget, and they get a letter, and if they chose to come what we do is present the information at the hearing, the Board takes public comments, you close the public comment, you discuss among yourselves and you either approve the proposed level or a lower amount, you can't raise it, that's the one limitation but, it's just good practice, and it's been awhile for you guys but, you want to have the public comment portion, hear everybody out, you don't have to respond to any of that, it's not an exchange of information it's comment towards you, you take it in consideration, you close the public comment but, what we like to do, I think, Curtis was muttering exactly what I was just thinking, is you answer a lot of the questions before you open the public comment with a presentation, we'll do a PowerPoint of the services we've done, time for you to shine, show everybody what you've accomplished and then show why you need another \$150.

Mr. Curtis: The history of our assessment raises, that's important.

Mr. Winkeljohn: Yes, you show what the reality is, you've had very flat assessments, you've had lowering when you refinanced, that kind of thing. We'll tell your story pretty quickly, like a 10 minute presentation.

Ms. Cabrera: Yes, I remember the last one we had.

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

Mr. Cooper: So, just to be clear, it's obviously painful to raise it but, I also want to make sure that we're not cutting ourselves short with the assessment, so about \$100,00 as a whole, and if we divide that by 2,269 and I don't know the exact numbers for Waterstone II, that's \$156,725.

Mr. Winkeljohn: Yes, and you do have reserves, so you could absorb the other \$20,000 for the pool, or \$25,000.

Mr. Cooper: Ok.

Mr. Winkeljohn: I wouldn't do any other major repairs that year, like you would need to be conscious of that and it's an estimate too, you may not be able to do it next year, you may do it the year after, and then you booked the money.

Ms. Cabrera: And we're also hopeful, we're putting a lot of our eggs in that basket for automation, and hopefully that will help.

Mr. Winkeljohn: Yes, right, are there any other input or is there a motion as stated?

Ms. Cabrera: I think we need a motion.

On MOTION by Mr. Cooper seconded by Mr. Valladares with all in favor, Resolution #2025-06 approving the proposed Fiscal Year 2026 Budget as amended with a \$50 additional increase for the Clubhouse, Phase 2 and setting the Public Hearing on July 24, 2025 at 6:30 a.m. at 1355 Waterstone Way, Homestead, Florida was approved.

Mr. Winkeljohn: And that was 6:30 p.m.

Mr. Quesada: Yes.

Mr. Winkeljohn: Great, well done everyone.

FOURTH ORDER OF BUSINESS

Appointment of Audit Selection Committee

Mr. Winkeljohn: Moving on we have an audit committee selection, one of my favorite quirky things about Districts is that you have to renew your audit selectee and the state requires that you form a committee, the committee deliberates and sets the criteria and then once it gets the proposals you come back and you rank the auditors and then you select one as the Board. So, today the first step is to appoint the members of the audit committee, and it's appropriate and recommended that you appoint the sitting Board, your existing Board as the audit committee and you need a motion for that, if you agree.

On MOTION by Mr. Valladares seconded by Ms. Cabrera with all in favor, appointing the entire Board of Supervisors to serve as the Audit Selection Committee was approved.

Audit Selection Committee Meeting

- A. Opening Audit Selection Committee Meeting**
- B. Roll Call**
- C. Selection of Criteria for Evaluation**
- D. Authorizing of RFP**
- E. Adjournment**

Mr. Winkeljohn: And now we will move into the audit selection committee meeting and everyone on the Board was appointed to that committee, so congratulations on your new job, there's no pay increase for that. There's two actions that you need to take today, one is setting the criteria for the evaluation, and it's kind of done for you, the Statutes give you four pieces of criteria that are required, you have an optional fifth criteria which is the price, so staff recommends the criteria which is in your book be all five categories and you approve that by motion. Is there a motion?

On MOTION by Mr. Cooper seconded by Ms. Cabrera with all in favor, accepting the criteria for evaluation was approved.

Mr. Winkeljohn: Item 4Dis authorizing staff to send out a request for proposals, interesting enough, they'll allowing 9 years of proposals so you won't have to do this for another 9 years if we get that type of response back, so I need a motion to authorize the request for proposals.

On MOTION by Mr. Cooper seconded by Ms. Cabrera with all in favor, authorizing the RFP was approved.

Mr. Winkeljohn: So, we no other actions the audit committee meeting can adjourn, and we are reconvening to the normal meeting so, you can take your audit committee hat off and put your CDD Supervisor hat back on, and madam chairman, we are at item No. 5, staff reports.

FIFTH ORDER OF BUSINESS

Staff Reports

Ms. Cabrera: Ok, moving on to Mr. Attorney.

A. Attorney – Memorandum on Stormwater System Legal Requirements

Mr. Cochran: Yes, so in your books we have a memo that summaries some of the recent legal requirements that apply to stormwater management systems, and the it's coming from all directions, you have some from the state legislature, that apply statewide, you have some from South Florida Water Management District, that apply to District-wide, you have some from the county, that apply county-wide. This memo is really more of a tool for your management company and the engineer to work together with to make sure that we're in compliance with what we need to do as far as the stormwater drainage requirements and some of them, and have already been started like the 20-year long term plan, that initial report, and then the 5-year plan which we have segments of that, and we've done that, and I then the next one comes up in a few more years. Then really for some of the other things, like Paul reference as far as mapping the District's drainage system, so the county has that, and some of the other requirements will be, so you guys know, it's going through the stormwater drainage system, and historically all you've had to do was contract a company to do the cleaning, going forward, you have to get a special classified permit to do that which is going to cost a little bit more money, so they just kind of I guess holstered the process, it's for planning, budgeting for, inspecting, maintaining the stormwater drainage facilities and infrastructure and so it's going to cost a little bit more, so that's kind of the idea behind it but, again, this is really kind of for your information but, it's really a toll for the management and engineer, and both of them are on top of things, they're all aware of these things and they're already working together behind the scenes on that stuff, so that's in there for you guys. Beyond that I'll just mention since we're already at the end of April, your ethics training requirement, it's an annual requirement so you have to do it again this calendar year, so you have until the end of December again to do that. There are multiple free options, so you can do a different one than you did last year if you'd like and it may be a little less boring to you, and so just put that on your radar so that it's there but, that's all I have unless anyone has any questions.

Ms. Cabrera: No questions.

B. Engineer

Ms. Cabrera: Ok, so we can move on to the engineer.

Mr. Winkeljohn: He's here.

Mr. Aleman: Ok, good afternoon everyone. Just to quickly touch up on the GIS mapping, we had thought of maybe doing a bit of showcase of the mapping infrastructure or upload the mapping of infrastructure that we've done for other Districts, so maybe in the future if the Board would like to entertain a little presentation we can go ahead and showcase what the products are, that we offer thus far for GIS. So, just to piggyback on what the attorney said, we offer all sorts of mapping for all sort of infrastructure, in this case the stormwater would be the most critical but, we could map also the infrastructure for maybe lighting, roadways, and we could track things that are now required by the Miami-Dade County such as the classified permits, now you have to get a permit if you have any watering structure, or you any type of any structure is performed, those classified permit need to be logged and need to be saved so in case there's any inspectors that do drop by we have the appropriate backing to be able to have the maintenance that is specifically mandated for drainage structures. So, with that being said, we've also been kickstarting the permitting process for the gate automation, we've got obviously the roadway portion of this permitting package, and I just wanted to mention that we're getting that process going, one of the next steps would be to select a contractor to do that roadway work because as part of the permitting package we would have present a contractor, so we've collected two proposals thus far. We've invited a total of 4 contractors, so it's up to the Board whether, and unfortunately I wasn't able to submit 2 proposals on time for it to be on the agenda, I have them here physically but, it's up to the Board whether a determination wants to be made, or whether you guys want to make a determination on the contractor right now, or obtain all 4 proposal before proceeding, but so far currently we budgeted that this project would come out to \$45,000 give or take and the contractors are coming in at \$35,000, so we're below the budget that we estimated and those are the updates that I have thus far on those two programs, and I'll open the floor for any questions.

Mr. Cooper: So, going back to the stormwater, I mean I know you're talking about where we are on the CDD stuff but, what about the storm drains that are not in CDD, are they under the same county requirements, like for HOAs that haven't turned them over or tell us to be able to maintain for them, are they required to also do that too for Dade County?

Mr. Aleman: That's a good question, and I would say yes, they're a separate entity that's responsible for maintaining those structures. So, yes, they're under the same obligations that the CDD would be and of course the CDD is going to be liable for whatever and the HOA would be liable for. (inaudible comment)

Mr. Cooper: Then the second question was with regard to the cost, does the proposals you got, does it have like years of service, what companies has been around, and other projects they've done, can you tell us a little bit about the two that you received, how did you guys reach out to them, and have they done other projects for you, like on the results. (inaudible comment)

Mr. Aleman: Right, we definitely usually work with companies that have some kind of a report system, some history with us, so obviously companies that we would vouch for their quality of work, and that's what we've obtained thus far, two qualified companies, one of which is working on another District and they're doing a great job at it. So, definitely companies with a reputation and that we would trust to do a good job and obviously not disappoint us. Any further questions? Also, would the Board like for us to obtain the remaining 2 estimates, kind of something more formal to be able to deliver prior to the next meeting so that way it's a part of the agenda, all proposals would be in there, and I'm pretty confident we could obtain all 4 proposals but, the good news is that we are under the budget that we estimated, again, we're \$10,000 beneath the budget that we estimated for this roadway improvement, which is a requirement to be able to do the gate automation. Just another side piece of information that I did obtain from the City of Homestead is that we're likely to have to get the permit process approved for the U-turn prior to commencing the permitting work for the gate automation. Now, the permitting work for the gate automation would be done by Kevin from DML, but again, to get our ducks in a row the first thing would be to get the roadway approved before proceeding to the gate automation permitting package, and I will say this, the south gate won't necessarily have any roadway improvements because that one already has a U-turn in place, so I could get with Kevin to kind of get him going on that process if the Board would like but, the hold up would be the north entrance which would have to have the U-turn permitting and approved before commencing any automation improvements.

Mr. Quesada: Since you made reference to the Boulevard, the south gate, are separate permits required for each location, so meaning, Kevin from DML would need to do a permit for the south gate and then a separate permit for the north gate, correct?

Mr. Aleman: Yes, it would appear so, they call them account numbers, so like the City of Homestead would open an account number for the north gate, a separate account number for the north gate as well to do the gate automation, and third account number for us, a third permit in this case for the south gate.

Mr. Quesada: So, if the Board doesn't object, I would say if we can, we'll chat offline with Kevin to see if we can at least initiate that process.

Mr. Winkeljohn: Yes, he's ready, he's just waiting.

Mr. Quesada: Ok, so we can at least start that while you work to obtain the proposals for the other gate.

Mr. Aleman: Sure.

Mr. Winkeljohn: Perfect, ok.

Mr. Cooper: Is this holding us up from anything that we need to do, like if we do wait a month, is this going to push us back an entire month, or I guess what they're saying is they can whatever they're going to be asking Kevin to do, like will the ball still continue moving?

Ms. Cabrera: Well, we'd have to have a contractor to be able to put in the proposal for the permit, right?

Mr. Aleman: That's right.

Mr. Winkeljohn: For the roadwork part, but not for the Boulevard, so we should be going 100 mph on the Boulevard and get that in the system, get the treads greased so the city is familiar with what they're going to be looking at and that will help us on the other end as well, so yes, I would get at lightning speed and get that one done.

Mr. Quesada: Did you hear that, Mike?

Mr. Cruz: Yes, I heard it.

Mr. Winkeljohn: Despite our better judgement we should do the Boulevard first.

Mr. Quesada: So, the Boulevard gets dibs.

Mr. Winkeljohn: That's excellent.

Mr. Quesada: So, the Boulevard is getting streamlined first with the automation permitting process.

Mr. Cruz: Oh, streamlined will be great.

Mr. Winkeljohn: Excellent.

Ms. Cabrera: Ok, so we know where we're going?

Mr. Winkeljohn: Yes.

Mr. Quesada: Any other questions for the engineer? Thank you, Alex.

Mr. Winkeljohn: Thank you sir.

Ms. Cabrera: Thank you.

C. Field/Club Manager

Ms. Cabrera: Ok, item C, field/club manager.

Ms. Padilla: So, a quick field report, we did have the annual change out, that was done by BrightView. We had a lot of problems with the lake easements there are a lot of coconuts, we are working with them to try to do better on that, as the licensee. There are tons of areas that we have to work on so I just want to let you guys know that we are dealing with BrightView and we are working on that. Right now, the lakes are not so high, so actually today they were trying to clean everything out. We did have a problem with median A and median B, Curtis, I know it's one of your concerns, just to let you know it did get filled in because I was watching them, I know that was something that you have been discussing for quite some time.

Mr. Cooper: Thank you.

Ms. Padilla: As you can see on the pictures, they did refill them, and we are keeping an eye on it, hoping that it will do better this time but, we'll see.

Mr. Winkeljohn: Excellent.

Ms. Padilla: As you guys know, I also sent a certified letter to a homeowner, they were encroaching on CDD property, they were encroaching on the lake bank, and I did go back and check it, and he did a little bit.

Mr. Quesada: Yes, that was done after the agenda was submitted, but they just removed all the pavers.

Ms. Padilla: Yes. Also, I wanted to bring to your attention that we do need to repair a motor and pick which proposal is going to be best. The contractor does say that it's \$4,692.43 and if I could get your blessing and we can have him do it.

Mr. Quesada: We have to get ready for summertime, the Health Department is going to be coming around soon but, we were having a little bit of trouble, these motors, there's some electrical work that's not tied into this but, it should be within our discretion to get the electrical part done, it's just to make sure we get the motor serviced in time before Memorial Day, and that rush that we get in the summer, so we want to make sure that we're getting all the gallons per minute, everything we need when the Health Department comes to inspect those usually right at the beginning of summer, usually in June they come, of course, so if they find anything, it's nerve racking for management to make sure we keep the pool open for everybody that wants to use the pool, so we're just making sure and we're trying to be as proactive as possible and that motor is not giving us the gallons per minute we need so it needs to be serviced.

Ms. Cabrera: Ok.

Mr. Valladares: (inaudible comment)

Ms. Cabrera: Does anybody have objections to this estimate? No, is there a motion?

On MOTION by Mr. Cooper seconded by Ms. Cabrera with all in favor, accepting the proposal from Bright & Blue Pools to repair the pool motor not to exceed \$4,692.43 as stated on the record was approved.

Ms. Cabrera: Ok, anything else?

Ms. Padilla: So, that's all I had, do you guys have anything for me?

Ms. Cabrera: Before we go any further with the report, what happen to the dingy that was in one of the lakes? Somebody had a boat in there?

Mr. Winkeljohn: Oh, the boat yes.

Ms. Padilla: We put it in the last report, so we did send them a certified letter, and they removed it, we didn't have to remove it, they did.

Ms. Cabrera: Oh, ok.

Mr. Valladares: So, 3 or 4 months ago we discussed the idea of training our people here, and my Mayra was going to prepare a report for the first three months to cover the period of 90 days, she presented the first one, and I haven't see the second one, nor the third, and from discussions with her, she's still having problems with guiding Robert and

what he needs to follow the instruction, or whatever you want to say, the guidance, so that's something that I'd like to see, the broad training, and to hold them accountable or what addition we can do, or anything for guidance. (inaudible comment)

Mr. Winkeljohn: I got you, are there any additions, or anything you want to add?

Ms. Padilla: Well, when we did this plan, the next meeting was canceled and then there was some stuff going on there, and I will provide the report to your next meeting.

Mr. Winkeljohn: We can do it before the meeting.

Ms. Padilla: Or I can send one individually and then I'll chat with you guys offline, I know that I've not spoken to some of you guys about some of the concerns, I don't want to go into it on the record.

Mr. Valladares: That's fine.

Mr. Winkeljohn: It will be in your report.

Ms. Padilla: Yes, I will send you guys a report individually and I'll chat with you guys offline, thank you.

Mr. Quesada: One other thing I wanted to bring up, I know it was discussed at the last meeting and it was tabled, and we canceled inbetween, there was the multi-station in the gym, that was giving us some issues, and just to give you guys the history there, we are spending about not to exceed \$2,000 a year on usually quarterly that we have to do any type of part replacements on the multi-station, so it's mostly cables which that happens over time from so much use. The issue that we're facing with it is that the plates on the gym equipment and on that weight set, that model is no longer manufactured, so finding those types of parts, not cables, pulleys, hardware, but the plates themselves, they don't sell compatible parts anymore. So, what we've been doing and now averaging anywhere from 3 to 6 months, is they're cold welding the plates, and again, unfortunately people here don't know how to handle the weights, they drop the weights from so high because they're not doing it properly, that's what's adding to the abuse when you already have a scare or an injury to the plates like they've had, it's happening more frequently, so those are the types of issues we're facing. You are budgeted to be able to do those types of repairs but, at the request of Curtis we looked into some other products, we still haven't gotten all the information we need, it looks like there's at least 1 or 2 other similar brands that are similarly priced, and similarly sized, and it was \$10,000 in change, so I would ask if the Board would consider if they want to replace the equipment of a not to exceed

amount of \$11,000 to give us a little bit of contingency if that's something you guys are willing to approve, to be able to work with, and may have Curtis since he's the one has looked into some of the other options that are out there, if we work within the budget we can work it between meetings to finalize what that piece of equipment is going to be specifically to replace the multi-station if the Board chooses.

Mr. Winkeljohn: That's an expensive piece of equipment.

Mr. Curtis: It's multiple pieced of equipment.

Mr. Winkeljohn: Right, it's a universal machine.

Mr. Quesada: It's four workouts in one, is what it is, so four people at a time can be working on it but, again, it's for your discretion, I just wanted you to know because I'm missing some information on some of those other parts but, what I was told is that they're all with the same footprint, similarly priced, so that's why I was giving us a little wriggle room with the \$11,000 number and if that's something you guys are willing to approve then I can work with somebody from the Board in between meetings to get that finalized if that's something you guys want to do right now.

Mr. Cooper: I believe that's the original multi-station we've had in there since 2008.

Mr. Quesada: Yes, it's been there since I've been here in 2015 at least, I know that because I've been here 10 years, so it's been there since I started.

Ms. Cabrera: I mean I agree that we should moving towards fixing it.

Mr. Winkeljohn: Is there anything, any modern adaptation that's out there that, it could be damaged, that could last longer, I just think we ought to think more on this, in you research Curtis, did you come across anything cool?

Mr. Cooper: No, I mean there's all these things you see on TV that's on the screen, it's mounted on the wall, and you can do all these things but, anything electronic like that we're just spending more money probably.

Mr. Winkeljohn: Right, it's a bigger replacement price.

Ms. Cabrera: Right, too many people are using them for commercial use.

Mr. Cooper: I wish we had the room because there's a lot better equipment we could put in there.

Mr. Winkeljohn: But it's sized.

Mr. Quesada: Right, and you guys could do, I know exactly what he's talking about, he showed me a similar one where it's two high low pulleys on each end with pull up bars

inbetween and all kinds of workout accessories, but you don't have the space in there. So, there are similar, more cool piece of equipment it's just you don't have the space.

Ms. Cabrera: I'm just concerned about the money.

Mr. Winkeljohn: Yes, that's a lot of investment, I mean do we know how many people use it? Are we servicing one person for \$10,000 then it's a really bad idea.

Mr. Cooper: No.

Mr. Winkeljohn: I was just curious. I have a funny story, one of the cities I worked for, it was actually Weston, got a bunch of grant money and they needed to match the grant money to put in bus stop stations, and the bus stop statins were \$170,000 each and there was 6 of them so it was a million dollar project and the mayor said, why don't we just buy the three people that ride the bus a car, so it's an antidote in there somewhere.

Ms. Cabrera: I mean I don't know if there's any way that we could find out what kind of traffic we have on that.

Ms. Padilla: Well, we have a machine list.

Mr. Quesada: We could run reports on that.

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

Mr. Cooper: I mean you could go and check, have somebody look to see, like I said, every time I've been in there, there's always somebody there.

Mr. Winkeljohn: I mean it's being broken on a regular basis so it's clearly being used improperly, but used on a regular basis, so that's some math right there we could look at or count on.

Ms. Cabrera: Yes, I would like to maybe consider that, I mean anything we put int here is also going to get the same use. So, you said we were repairing what for how much right now?

Mr. Quesada: Less than \$500 every time we cold weld it, and before we were cold welding it maybe once a year, like every 9 months let's just say and now it's been like every 3 to 6 months. So, again, I think for sure you guys are getting more use, it's a good thing, I think ever since we added the dumbbell station, you guys have great equipment in there, you just updated your elliptical machine, your recumbent bike, I mean it's very refreshing to see between the playground upgrades we made, and what we are able to squeeze into the gym, people are enjoying the use of the amenities but, again, cables are

going to happen regardless of the equipment, no matter how new, it's mainly the plates that we've been dealing with and it takes anywhere from 2 to 3 weeks between us identifying it and getting them out here to do the work when it's the leg press that the component of the 4 stations that's out of commission the most because of that.

Mr. Cooper: There's also parts we can't get because it's so old.

Mr. Quesada: Correct, and so depending on the parts, some of them are out of distribution because it's that old.

Mr. Cooper: The warranty on what he sent just give everybody a heads up, I mean does it say anything as far as the warranty in the email?

Mr. Quesada: They're usually about the same, I have to double check on that, if I look up the other agenda I'll give it to you guys.

Mr. Cooper: Because of if anything breaks or anything like that it's going to be covered under the warranty.

Mr. Quesada: On weight equipment it's usually really good because you don't have mechanical parts like motors and stuff like that, so those are usually on the lower end, like a year, versus frames and those type of parts, they're a lot longer, usually in the 3-to-5-year range, so I'm comfortable about that because I know those pieces of equipment are a lot more sturdy.

Mr. Winkeljohn: I think we'd like to research this, get Curtis' feedback since he's spent time on it already.

Mr. Quesada: Ok, can the Board at least make a motion please allowing Curtis, and I want to set up a call with him and the contractor, I think we'll get more efficiency out of that but, just for full disclosure since we're in a meeting to allow Curtis to at least work behind the scenes and we can bring it back to the Board if that's what you guys want to do. Can we do that?

Mr. Cooper: Because I mean if I can find something that's going to work and we can work with gentleman that we've been talking to for the gym equipment that's been servicing our equipment.

Mr. Quesada: That's on the elliptical through the finish line, so if you guys want, I would ask for a similar motion to allow Curtis to speak.

Mr. Cooper: Well, if I can do it for \$7,000 or \$6,000 or something like that, I've been trying to look for cheaper stuff.

Mr. Winkeljohn: I think we have discretion with this on the record to do that.

Mr. Quesada: Ok, that's fine.

Mr. Winkeljohn: Are there any objections to Curtis leading us and helping us.

Ms. Cabrera: No.

Mr. Quesada: Ok, thank you.

Mr. Winkeljohn: Done. Before we leave the field report, I did want to draw attention to a success story, I've been here close to 20 years and the turf in the grass this time of year is at it's best level I can remember it, so I wanted to than Terry, Mayra, and Ben for working together with our other contractors, so congratulations, I mean it really took some effort to overcome the mosaic which was this threat, disease we dealt with but, also they finetuned, and even BrightView as experienced as they are, getting their tactics to not cut the grass so much and so short, gave the roots better success in the dry months and you're going to reap the rewards of that for seasons to come, so congratulations, thank you.

Mr. Quesada: Thank you, Paul.

Ms. Padilla: Thank you.

Mr. Quesada: Thank you, Terry.

Ms. Padilla: Thank you, Terry.

Mr. Curtis: That's for the playground area, the turf for the playground?

Mr. Winkeljohn: That's the artificial turf.

Ms. Cabrera: Ok, anything else?

Ms. Padilla: No, that's it.

D. Manager

Ms. Cabrera: Then we can move on, anything else for the manager's report?

Mr. Winkeljohn: No.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Cabrera: Ok, so we can move on to the financials reports, approval check run summary. Is there a motion?

On MOTION by Mr. Cooper seconded by Mr. Valladares with all in favor, the Check Run Summary was approved.

Ms. Cabrera: Next is the unaudited financials, we also need a motion for that.

Mr. Winkeljohn: Oh, there's something about a shed for Portofino Oaks?

Ms. Cabrera: Where?

Mr. Quesada: Yes, it should be audience comments, let me see.

Ms. Padilla: It's the last thing on there.

Mr. Quesada: Yes, it's audience comments.

Ms. Padilla: Section 7, the last one.

Ms. Cabrera: Ok, so let's just finish with the financials.

On MOTION by Mr. Cooper seconded by Ms. Cabrera with all in favor, the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Cabrera: Then Supervisor's requests or audience comments, so the shed request with Portofino Oaks HOA.

Ms. Padilla: Yes, so I don't know if you guys remember, we spoke about a request that Portofino Oaks had you guys told us to go back to him, and get visual and then more details, so their idea is to put this piece up.

Mr. Quesada: There are multiple components so I just want you to see the model of the shed first and then we'll dive into the sketch that they sent us. So, there's an aerial view of the easement.

Ms. Cabrera: Ok.

Ms. Padilla: Which would be like right in their community.

Mr. Winkeljohn: It's right behind all that landscaping.

Mr. Quesada: So, it would be behind one of the homes in the middle of the easement based on that diagram, am I not mistaken because I see that 1221 address if you zoom in a little bit so you can see it better on the screen.

Mr. Winkeljohn: Right, it's just offset from the middle.

Mr. Quesada: Right, and the Board asked us for more information, some kind of sketch and I guess was like an ACC application, and then I believe they put, so it's 6' high, and 10' wide, so I believe it's a 15' easement, it would take up two thirds of that easement, the shed.

Mr. Winkeljohn: Any maintenance considerations that would be of concern, can you get to the other side of it, no problem, that kind of thing?

Ms. Cabrera: And is it a temporary or permanent structure?

Mr. Quesada: So, there's a component to this that we discussed at the last meeting and I know Scott did a little bit of research on that, I think he has some, do you have some notes on that Scott? The setback part, that's the part where, we were talking 10' wide as per the shed, and that's the shed, and I'm not sure that refers to the concrete slab but usually there's a little overlap with a concrete slab so it can be hurricane proof and this would all be permitting, I mean we're assuming.

Ms. Cabrera: Well, no, I mean I know that what we had questioned them about, whether or not they would be laying some kind of permanent slab but, here's saying that they can place it on a layer of sand and stone, eliminating the need for permanent concrete.

Mr. Quesada: Ok, so thank you for that part. So, let's assume it's 10' wide and for the sake of their email.

Ms. Padilla: And they want to add hedges.

Mr. Quesada: And they want to add hedges, so this is what I'm getting at, obviously it's to block the eyesore, I get that part but, my question is, and he did a little a research on what setback information with the city would be is, usually BrightView requests 5' to get a mower through to do maintenance, obviously we have a lot of maintenance responsibility along that tract. So, if we're saying the shed is 10' and there is some hedge, I don't know about a foot on each side, if it's podocarpus, so that's another 2' we're restricted, so we're leaving about 3' left, then there's the question of what does the setback say when it comes to a fence and structure like a shed, what are the code requirements when it comes to that. So, again, there's a lot of variables to this but, before we went to Scott, I wanted to explain that part.

Mr. Copper: So, would we be pulling a permit for the shed on our own property, or how does that work?

Mr. Quesada: We would need to at least sign it as the owner of the land, so we would need to sign that part, but we wouldn't be signing the contractor part.

Mr. Cooper: But we would need a cost for permitting and all of that.

Mr. Quesada: Well, that's if you guys want to consider approving it based on whatever information you have, then I would say that you make that in your motion that they pay the fees and we're just signing as the owners that we're giving them consent for the permitting purposes to put the shed on our property.

Ms. Cabrera: At their cost.

Mr. Quesada: Yes, at their cost.

Mr. Valladares: There's one thing I want to clarify, if that shed is going to be placed on CDD property, if someone has to landscape because of that shed, or allegedly if there was an accident because of it, and it's on our property, would that be our liability or the person who put that in or both?

Mr. Cochran: Yes, so if nothing is done, it would certainly be both but, what we would typically do is, and what we've done in other parts of the District where people have encroached onto District property, green space or whatever, is both enter into an agreement where they're responsible for that and they have to maintain insurance, they indemnify the District, this that and the other thing, with additional protections in there. The other approach you can take would be that the association could pay for a shed, permit and everything else, and then just give it to the District and then the District owns it, is in control of it, and can do whatever or just lease the interior use to the HOA. So, you can do it more or less two ways, as far as that goes, plus you have a setback issue, and I didn't want to spend too much time on this because it's really a HOA request not CDD request but, I did see that it's treated by the city, any type of shed like this is treated as an accessory structure, which is the name of it, that's what they call it, and so it does require a permit so during the permit process they'll clarify what the setback requirements are, because I looked into the setbacks and it's highly dependent on the zoning of the property and most of them deal with residential properties, but this is a District easement, so it would be for certain permitting, and I don't think it's for an easement, I think it's just District property.

Mr. Quesada: It's a buffer.

Mr. Winkeljohn: It's a buffer.

Mr. Cochran: Yes, a buffer, and so it's dedicated to certain uses, but the bottom line is for any setback or permit the minimum that I saw nothing, so I think if you can't get 5' around it on all sides then it's probably not going to fly with setbacks. (inaudible comment)

Ms. Cabrera: I think it's not a good spot.

Mr. Winkeljohn: And as a Board, I know it's Desiree's community and with due respect to her, as a Board you have to think what if every community wanted to put something in the easement, I don't think that is in your responsibility to give up.

Mr. Valladares: We already have one issue in another community where they're encroaching into an easement.

Mr. Winkeljohn: And I think there are alternative options that are very close by, there are storage facilities.

Mr. Quesada: Yes, the CDD has a public storage unit that we use for the holiday stuff about 5 minutes from here, 7 minutes depending on traffic, 5 to 10 minutes away over by Lowe's.

Ms. Cabrera: Yes, very close.

Mr. Winkeljohn: And the cost of the shed and we'd probably be pretty close to that.

Mr. Cooper: For me, I mean, as long as we're not responsible for any costs associated with it, and the homeowner that has the house there has no issue with the shed being there, the only request that I would have for that would be that they painted it a dark green color that we have for our shed so that it matches everything but, it's not going to be in our way, we're still going to be able to access everything that we need to do.

Ms. Cabrera: They can't so that's the issue, it doesn't have the clearance.

Mr. Quesada: Again, I'm not trying pile on, I'm just telling you if it's a 10' wide structure, and we have a 15' easement, and mowers typically request 5' to get through, just the hedge alone, we're cutting it really close with a 10' shed. I would say, if maybe they propose an 8' shed that would give you guys a little bit of wiggle room as far as the dimensions if you were willing to consider it that maybe it would be a little bit 2' less, like they could do a 8' x 8', I've seen that, and I'm just giving you an idea because I'm concerned about the width part too with the motor.

Mr. Cooper: I think, I mean, as long as we would get an appropriate shed that would fit that's not going to impede anything with what we're going to do, and it's not going to be in our way, I don't see a problem with it, as long as we don't have any costs associated with it.

Mr. Quesada: And we can get a mower in there because that's all I care about, like it's not about whether you guys say yes or no.

Mr. Cooper: Because I mean ultimately your association is there, like I get it, it's five minutes away or 10 minutes away but if you could still store stuff it's got to be anything that we're not responsible for, it's not going to be in our way, and it's something that we needed to move we can get moved.

Ms. Cabrera: My only concern is that we have the space in the area that we need to be able to go back there and maintain, which I think that even with a smaller shed we would still have a problem but, the second issue that I would have is the visibility of it, it would have to be completely, like not visible just because of setting a precedent of like, oh wow I want to do that too, I want a shed and then again, at that point we might even have homeowners trying to put stuff on that area too, you're setting that up.

Mr. Winkeljohn: When does it stop, right.

Ms. Cabrera: Yes, Desiree, go ahead.

Ms. Rivera: Yes, and what I think, we had added this just in case to cover a little more and make to the hedges on the other side to cover it up pretty good, so we might not even need the extra hedges and in terms of the width of it, we were trying to get it closer to the fence so there would be more space between the homeowners fence for like the maintaining, that why I think we were considering hedges it was just to make it even less visible but, the height too, they went and measured, Mike went and measured and he said with the measures he took it would not be visible at all with the height like from the outside from the main street. So, that's why we went with no palm trees because that would add height to it, but I'll speak to them and let them know your concerns. I think landscaping could get through because the people that do the landscaping there are actually our landscaping does that area, if I'm not mistaken.

Ms. Cabrera: No, that's an easement.

Ms. Rivera: The easement is done by?

Mr. Quesada: Outside the CDD fence is your HOA doing that?

Ms. Rivera: Yes.

Mr. Quesada: So, BrightView, just so you know Desiree, when you see in the sketch, and let me pull it up for you, so like you see in the sketch on page 91 of the agenda, that tract behind those PVC fences, behind the homes, it's a buffer that's done by BrightView.

Ms. Rivera: Ok.

Mr. Quesada: So, anything outside of those PVC fences, and you can see it better too on page 90 in color, where the arrows are, that's being mowed by BrightView and they trimmed the back of the hedge also, the privacy hedge along Waterstone Way.

Ms. Cabrera: So, you see their fence, and then where the palm trees are, that's our fence, so that area in the middle is what he's referring to.

Mr. Winkeljohn: From an aerial shot it looks like it would be well concealed but, the other affect is the next person who wants it, will you be able to hold them to that minimum level of screening, and that's a slippery slope.

Ms. Cabrera: I mean is there any way that we could protect ourselves from that?

Mr. Winkeljohn: Just say no.

Mr. Cooper: Is there an alternate location that they looked into putting it, Desiree?

Ms. Rivera: There isn't because the other one would be like very visible, it would like be in the middle of the cul-de-sac there, and that's very small I think that's why we're having such a hard time trying to place it but, yes, I really think that would be the only option if not, as you guys suggested, we probably have to go offsite storage.

Ms. Cabrera: What if you were to put it, and I know the cul-de-sac is like front and center but, what if you were to put it off a little bit of the cul-de-sac with some kind of like decorative stuff around it, like if you want to put hedges in this area but, maybe you could put some kind of a hedge there that would like nice, I mean, I don't know.

Ms. Rivera: Yes, I guess, but I just thought like the cul-de-sac is so like right when you come in but, basically that would be good just because she already has the fence. (inaudible comment) So, we took it towards the end of her fence, and you actually can't really see it from when you're driving out, like you know at that angle but, that's why we had moved it a little bit more towards the inside of the easement but, if it's too complicated I get it but, it was just to use that area instead having to be back and forth we were trying to be a little more into to decorating the area for holidays and stuff.

Ms. Cabrera: Well, they have another cul-de-sac.

Mr. Cooper: What about over by the lake? There's a spot here in the back corner of the lake but, I don't think it's very visible, I don't know size-wise because it's hard to visualize from here but it seems like there's a lot of room when you see it, it would just be a matter of access.

Ms. Cabrera: On which corner?

Mr. Cooper: The far corner away, that butts up against Malibu Bay to this other homeowner that has a boat.

Ms. Cabrera: Well, that's her house.

Mr. Cooper: That seems like it has more room there, it's out of the way.

Ms. Rivera: Have you seen that area by the lake, it's not straight, it's not flat, and outside of fence, closer to the lake?

Ms. Cabrera: Hold on because he's trying to show us on the map.

Mr. Winkeljohn: This is taking longer than the budget discussion.

Mr. Quesada: I think it's right there beyond the table water, I think as far as securing it, wait hold on, Curtis' idea is the back of the lake easement here, and my only question would be to check with the engineer if you guys are going to consider a location like that because we have a retainer wall there, so if you dig holes into that, that's another issue you're going to encounter.

Ms. Rivera: Yes, and that's not really even at all.

Mr. Quesada: Correct.

Ms. Rivera: That's where landscaping has had a hard time keeping up the lake.

Mr. Quesada: I know, so there's this tract that you mentioned, and I was looking at this right here, and that's a pretty big space and it's off to the side, it's not like front and center.

Ms. Cabrera: Right, that's true. The area that's next to, so you know when you come in and you make a right, and then before you turn off to your street, like that little first corner out there has like a whole side yard that's open grass, do you know what I'm talking about.

Ms. Rivera: Yes.

Ms. Cabrera: So, right there.

Ms. Rivera: So, you come in and you go right, and to the left side?

Ms. Cabrera: Yes, when you come in and you make a right, it's on your left.

Ms. Rivera: Yes.

Ms. Cabrera: Do you have your phone on you?

Ms. Rivera: Yes, I know, we used to do like events there, remember, like we used to use that wall that was there.

Ms. Cabrera: Yes.

Ms. Rivera: So, I know where you're saying, I just don't know, that's going to be too visible, I mean we had trouble with that.

Mr. Winkeljohn: So, since there's most likely not going to be an approval because of the setback easement stuff, we can table this and let them consider that part and come back, if they can get that, we'll digest it more fully.

Ms. Cabrera: Ok.

Ms. Rivera: Yes, I think that's fine. (inaudible comment)

Ms. Cabrera: Ok, just let us know.

Ms. Rivera: Ok.

Ms. Cabrera: Alright, anything else for Supervisor's requests?

Mr. Winkeljohn: Curtis walked out so we don't have quorum.

Ms. Cabrera: Ok.

Mr. Winkeljohn: He has to be in the room.

Ms. Cabrera: Curtis?

Mr. Cooper: Coming in.

Ms. Cabrera: Ok.

Mr. Valladares: I just found out today when I came in here that the club manager or the field manager or whatever you call him now, that we just hired somebody else to work on the weekends, and I think if it's a CDD employee, we should have been notified, we should have known anything about it, I just found out about it and I didn't know anything about it.

Mr. Winkeljohn: I thought it was in the field report, in that report, it wasn't?

Mr. Quesada: No, this kind of happened at the last minute.

Mr. Valladares: I would like to see her application of whoever we hire because in the past we've hired friends of a friend, and those things haven't worked out.

Mr. Winkeljohn: Understood, yes, we can circulate that, and it's not a permanent position, it's like a temporary weekend, part time?

Mr. Valladares: Right.

Mr. Winkeljohn: Ok, I understand, thank you.

Ms. Padilla: So, you want to see her resume?

Mr. Valladares: Yes, and we can talk about it later.

Ms. Padilla: Ok.

Mr. Valladares: And we discussed it before and if there was more than one applicant, in the meeting we went on the record requesting that those applicants should come and say hello to the Board.

Mr. Winkeljohn: Not for a parttime weekend spot.

Ms. Cabrera: I think we agreed that we wouldn't get involved in the hiring process.

Ms. Padilla: And I just want direction because I thought that the direction that we were given was that staff would hire, and if you guys wanted to meet them, then we would invite them to a meeting. I want you guys to understand something, this person is a part time person, she will be here just on the weekends, if you guys want to meet her, but I just want direction, so do you guys want me to start bringing everyone that I interview?

Mr. Valladares: No, when you have qualified people that come in and say hello, invite them to the meeting.

Mr. Cooper: I don't need to see them.

Mr. Winkeljohn: Not for that position.

Ms. Padilla: Ok, so do you guys want to or no, because I just need direction please.

Mr. Valladares: And are we going to follow the same idea that we did with Robert and with Miguel, are we going to give the proper training and sign for it, and hold them accountable for that?

Mr. Winkeljohn: Absolutely.

Ms. Padilla: Exactly, I was this weekend training.

Mr. Winkeljohn: Yes, we had that check list of skills, for lack of a better term that everyone has to know how to use the system, how to run the locks, what the rules are, we would have that checked off, sheet and done.

Mr. Valladares: Yes, to avoid any situation where the staff says, I wasn't trained to do that.

Mr. Winkeljohn: That's one of my favorite responses, you didn't do your job, well I wasn't trained, right, I really don't like that one either, so I agree entirely, we should have a little orientation training, minimum check list, for anyone that's going to be by themselves and just like we did with Robert, the same thing.

Mr. Quesada: I'm available if you are on a Saturday too to come in and help with that if necessary.

Ms. Padilla: Just so you guys know that person was with Tommy, I came in on Saturday and I trained that person half a day. I will put something together for you guys, I just didn't think anybody wanted to see this but, if you guys want to see this, I'm ok with it too.

Ms. Cabrera: Do we know why?

Ms. Padilla: So, she was upset because she said someone came and made some comments about HR stuff and we can chat offline, which I don't know who told her that because that's confidential, and she was very upset about that, she was very disgruntled, and she was very upset about it, and like I said, we can chat offline.

Mr. Winkeljohn: So, it's a private HR matter, if you want to talk about it give Mayra a call and she can give you the details on what she can tell you but, it's not for District business.

Mr. Valladares: Yes, it's a personal matter.

Ms. Cabrera: Ok.

Mr. Valladares: And I had a question for staff, are we making monthly payments to DML about monitoring the cameras?

Mr. Quesada: Yes, we have an agreement with them.

Mr. Winkeljohn: Monitoring them in terms of their operation, so I just wanted to make sure we have the same definition of the word.

Mr. Valladares: Ok, because I want to see that.

Mr. Winkeljohn: Absolutely.

Mr. Valladares: Thank you.

Mr. Winkeljohn: Yes, they have a status report.

Mr. Quesada: Usually once a week or every two weeks we get a report from them after they do their monthly report.

Mr. Winkeljohn: But they also have an offline report, and that's the one that's live, so when they get, like I get the emails when one of the cameras is down, I get a notification through that system.

Mr. Valladares: Are we paying for cameras that no longer exist or work, that was my question.

Mr. Winkeljohn: No, that would be a really bad thing, we try to avoid that.

Mr. Valladares: Yes, ok.

Mr. Winkeljohn: Yes, and that's in his agreement, you're right.

Mr. Cooper: Is it my turn?

Ms. Cabrera: Yes.

Mr. Cooper: Ok, so we touched upon the gym equipment, you said that in your report the gym equipment that was broken was maintained because a resident reached out to me and said that there was an issue with the bikes, or I can't remember if it was a bike, or a treadmill or something along the lines of equipment.

Mr. Quesada: The bike that we got about a year and a half ago, something like that, the first it was the break assembly, and then there was another piece that was a sensor with the display. One of them was under warranty, the other one was our cost, it's fine, so one of those two parts was on backorder, so it took a little bit longer than it should have but, everything as far as I know per the last preventative maintenance has been working.

Mr. Cooper: Now, when it's on backorder was it still functioning the machine or no?

Mr. Quesada: No, the bike was not functioning during that time period, I would say not to exceed 2 months, somewhere in that time range.

Mr. Cooper: So, was there a sign posted on the bike saying that? This is what I'm getting at because I had people reaching out to me saying, hey you guys are maintaining the equipment, and obviously if there's something that's going to have a backorder for 2 months, needs some type of a sign or something saying, hey, pardon the interruption, this currently being worked on, we're waiting on a part, something, I don't know, something

that's going to give the residents some information so that they're aware that we're attending to it.

Mr. Quesada: We'll make sure that's happening, I can tell you most recently with the leg press, with the plates again, that they did a cold weld a few months ago, and just this week it happened again, I saw Robert put the sign myself. As far as the bike, I can't remember that far back, so I will just make sure moving forward we make that a practice.

Mr. Cooper: Ok. I think you need to get a motion for the reserve study right not to exceed so that we can go ahead and get that done?

Mr. Winkeljohn: That would be helpful, thank you.

Mr. Cooper: Ok.

Mr. Winkeljohn: So, I would say \$2,500 would be not to exceed, and we can get that done, that's a great idea.

Mr. Cooper: Ok, I make a motion not to exceed \$2,500 for reserve study for the budget.

On MOTION by Mr. Cooper seconded by Ms. Cabrera with all in favor, authorizing a not to exceed amount of \$2,500 to do a reserve study for the budget was approved.

Mr. Winkeljohn: Thank you for remembering that.

Mr. Cooper: You're welcome. I also wanted to bring up the topic that's been frustrating, to say the least, I know we've had a long standing relationship with our individual that does the repairs and maintenance throughout the District, whether it's fixing lighting and other projects, but I don't know if there's some type of, if he's grown, or just a follow through with him that his company isn't the greatest, like we've had lights out for like 2 ½ or 3 weeks and then Mayra has to get on him, like why didn't we change the light bulb, meanwhile it's just a light bulb. So, I wanted to see if there's a way or where we're at with potentially with GMS, with some of the other CDD properties having somebody that's doing maintenance that would be able to come through all of our properties and maintain us at a level that we should be maintained at.

Mr. Winkeljohn: Yes, we have definitely the same idea, Terry and I talked about it, we've been wanting to have that sort of built in capability, and just get stuff fixed and you

would just pay the cost and it would be a competitive price, I like that. Are you referencing Ortiz Construction?

Mr. Cooper: Correct.

Mr. Winkeljohn: Ok, so Ortiz is a reactive contractor, meaning we tell them to fix it, they don't just look for bulbs that are out.

Mr. Quesada: Correct.

Mr. Winkeljohn: So, that had those delays.

Mr. Cooper: But it's even after he's told that there's a delay in work.

Mr. Winkeljohn: Then we're at the mercy of their work schedule and so yes, I'd like to fix that. I've been working with a, and oddly enough you mentioned that it's a fire fighter, who had figured out that there's a need for that type of service. I've used this contractor in that exact roll, they do automatic inspections, they have automatic authority to change light bulbs, stuff like that, and they use other off duty officers, so they have 7-day a week capability, and it's very effective, and they're cheap, these guys will work cheap, I didn't know that but they're reasonably priced, so I like that idea, and I would entertain that, and we have the purchase authority to just do it for you, like for \$100 or \$50. I'd like to do that, I'd like to be more proactive about it, and ask maybe pay \$100 a month for an inspection, and I'm just throwing ideas out but, I totally like that, is that what your envisioning?

Mr. Cooper: Yes.

Mr. Valladares: Yes, that's a reasonable amount.

Mr. Winkeljohn: But we can do that, we don't need approval from you, it's just total transparency, so you know we would be more proactive that way and just it done.

Mr. Cooper: Ok.

Mr. Valladares: (inaudible comment)

Mr. Winkeljohn: I mean you're already paying for the inspection part, so I don't think that should be a cost, we have a field manager, we have porters, so there should be no cost for that but, getting it done, I agree, and Ortiz was really always in a slot of really a licensed contractor type work, like plumbing or whatever, because he has a plumbing, electrical and a GC license that's when his firm really filled a void, because we had to go get 5 different people and get bids but, by the time you've done all that, you've spent

more time and money than the actual project, so Ortiz was good at that but, this level of service I totally agree with you.

Mr. Quesada: So, touch ups, light bulbs, like the small jobs that are not really worth the while with a bigger contractor.

Mr. Winkeljohn: Right, so out of my mouth, staff is so directed.

Mr. Cooper: Ok, thank you. Just a note, I don't know, if you could reach out to South Florida Water Management District, I don't know if you have any deeper connections now, it just seems like the canal is not being maintained the way it used to be, there's a lot of debris, a lot when they cut or when they trim the plant material inside, it's like floating on top of the water. So, it doesn't seem like either the gentleman that's doing it, is doing it effectively or maybe he's doing something in a specific way and it's supposed to be like that.

Mr. Winkeljohn: And this is their maintenance or ours?

Mr. Cooper: Theirs.

Mr. Quesada: It's probably the water itself.

Mr. Winkeljohn: I get it.

Mr. Cooper: Just to kind of, because I know they weren't able to spray anymore so then they had to do something different but, it just doesn't seem like it's being maintained properly, and I know that's not a CDD thing.

Mr. Winkeljohn: No, but we'd like to have that dialogue with them, we like to be involved, they should know we're watching, that's helpful, so excellent.

Mr. Cooper: And then on the signs that we just had replaced, painting, and the modules there's still some modules that are out from the LEDs that he put in there. I don't know if going out at nighttime, because I can't take a picture or video because it doesn't come out very well.

Ms. Padilla: Which module are you talking about?

Mr. Cooper: I noticed them in mostly all of them, I haven't done the pool part recently but, I know at least at the school.

Ms. Padilla: Ok, I'll do a night drive.

Ms. Cooper: And it's not like they're out but, it's like they're dimmer on one side, so if some of the module couplers within that are not functioning.

Ms. Padilla: Yes, so I have passed by at night but, I guess from what you're saying, I would have to go up to it just to see what you're saying because I have passed by at night but, it's not the same thing when you're driving in a car but, I'll check it.

Mr. Cooper: Then also the school sign, we've never replaced the flashing modules on that one, and then on top of that there is the new one that we replaced that has the LEDs that when we initially got, still the white LEDs that are flickering there are some that are still not working.

Mr. Quesada: So, I have good news for you guys on that, thank you for bringing that up, I totally forgot, it's been like 2 months since we've met. So, I was driving out one day and I saw a platoon of Miami-Dade traffic operations people and they were messing around with our sign, the one we got replaced, the one that you're referencing with the LED solar. So, I pulled over at the traffic circle, I talked to the gentleman, I don't want to quote his name or anything but, it sounded like a normal name but, I have it in my phone, I saved his contact information, and we actually spoke 2 weeks ago, and they're still working on getting the parts but, 100%, I got his information, and I sent him an email, he confirmed that the Miami-Dade traffic ops are responsible for those school signs so thankfully, at the time that we replaced that sign there was a car accident, and there was an insurance claim, and it didn't come out of pocket but, as we suspected all along, it's the county's responsibility.

Mr. Winkeljohn: And they agreed when we put that in that they would maintain it.

Mr. Quesada: Correct, well now I have a direct contact with the person overseeing the maintenance, we spoke 2 weeks ago, some parts are back ordered, he did say, and I just want you to know, that the flashing light should have been facing the opposite way because it's when you're entering, not when you're existing, so he should have that, but he was going to take care of all of that, and he was just waiting on some parts to come in, he was going to make a modification to get it so it was compatible with the systems they're running but, it's in the works, that's why they even removed some other pieces from the south side street signs, and their plan is to come back, so I will request an update, I have his direct contact information and his email.

Mr. Winkeljohn: Excellent.

Mr. Quesada: Since Irma we've been struggling with that.

Mr. Cooper: And just to confirm, the back for the other sign that doesn't have any lights on top, like they're replacing those lights too?

Mr. Quesada: He told me everything, they literally had a whole platoon, there was 4 trucks here and they were looking at all site.

Mr. Cooper: Ok, that was the one that was white?

Mr. Quesada: They were running an inventory of what they needed and then per my last conversation 2 weeks ago they were still missing parts that they need, so that's what they were doing there.

Mr. Cooper: Ok, and this is the one that's across from the CDD area sign that we gave the school.

Mr. Quesada: Yes, and he's well aware of the code that's why he did tell me how we had one facing the wrong way so he said, I'm going to make sure you're 100%.

Mr. Cooper: Also, this was the other thing too, the company that we have for our Homestead PD traveling, scanning and checking in, and whatnot, hasn't been very receptive but, I know Ben was running into other issues with contacting them, and apparently they got bought out and everything is now done through email versus having to be able to talk to somebody on the phone to be able to do any updates or whatnot. So, I wanted to see if we could maybe give them direction and, you said something about another company and that might be good to actually have a conversation with to be able to make sure the system is working the way it needs to work and whatnot.

Mr. Quesada: I forget the name of the company but, most Miami-Dade, South Florida based security companies are using this firm. I know their office is very close to the FIU main campus, so somewhere in the Sweetwater area, lets just say, and they are buffet-style with the software. So, you get a general platform and it's customizable so I think that's what we're looking for, we're looking for a responsive locally based engineer who can work with us to tailor your touring system for the off duty police to get it to what we'd like it to be. I think there's two ways to go about it, we can either go through DML or we can go through Maverick Security because it's my understanding it's Maverick and when I talked to Kevin McIntyre at the beginning of our relationship he was using that company because he's the one that told me about their offices.

Mr. Winkeljohn: Is it the Helios one?

Mr. Quesada: Don't quote me, I asked the name but that's the way they branded it for their security company, so I just know that the engineer has an office that's locally based and almost every single local security company is using their touring system and tailoring it based on that engineer's input.

Mr. Cooper: And the good thing with that was versus going through who have currently for security, like if we every wanted to move to another company and that system wouldn't go with them, and we have to find another company so that's why we did the tour tracks initially so that we have the flexibility and capability of adjusting all that, and like I said they go bought out and have a different thing.

Mr. Quesada: Would you be open to since we're on the record, I'm leaning towards maybe going and talking to Maverick because I know that Maverick is already implementing a similar system for other accounts that they use so maybe if they're open and receptive to it, maybe just make it uniform where we have it catered for the off duty's touring system and some kind of work that Maverick is familiar with the same software at the guardhouses, would you be open to that? So that way there's some continuity.

Mr. Winkeljohn: That's something to think about because as we automate the roving guard, it's going to need to be tied to everybody.

Mr. Quesada: So, I think maybe I'll reach out to Maverick and see if they can help us out with that.

Mr. Cooper: Ok. Just on the record, I've been through many budget meetings and I don't know if that's a blessing or a curse but, can we please make sure all our I's are dotted and the T's are crossed that the dates are the right dates, that the time is the right time, because I don't want to have any one coming up saying we're trying to hide something because I've seen all the signs that we've put up that are very visible with the time, I just want to make sure it's getting done the way we need to do it, so I just wanted to throw that out there as an encouragement to all of us because it helps everybody out.

Mr. Winkeljohn: I totally agree.

Mr. Cooper: That's all I have, thank you.

Ms. Padilla: Do you guys want to do beverages for the budget meeting?

Mr. Winkeljohn: Or for the town hall, that wasn't me.

Ms. Padilla: Or both?

Mr. Winkeljohn: Yes.

Ms. Padilla: Ok.

Ms. Cabrera: Ok, that's it?

Mr. Cooper: Yes.

Ms. Cabrera: Ok, I have just two things, and I already forgot the second one but, the first thing, so I know that I mentioned at the last meeting that I would be working with the association to do an easement check once a month. So, we did the easement check last month and we did find a couple violations to those homeowners to see about getting the garbage that's still out there removed. One of the homeowners did respond and said this is not mine, so I don't know how to move forward, and I don't believe the other one responded. We have another easement check tomorrow, we usually do it the second Friday of every month but, last Friday it was a little bit complicated so we just moved it to this Friday, so we'll check in tomorrow and we'll see how that looks. I know the Stonebrook easement looks great, it was super cleaned up, they did a very good job there, and the FPL easement also looks good, very good compared to what it was. They did a great job too, but there are some things here and there, there's a kayak out there still.

Mr. Quesada: It's been there for a few years, so if we can get that out of there, or if we have to, we can remove it if we wanted to.

Ms. Cabrera: It really is the only big piece of garbage that's left because everything else is very clean, I mean there's a lot of debris but, it's more like rocks and construction debris.

Mr. Quesada: That's still from the guardhouse project so that's normal.

Ms. Cabrera: Right but, other than that, the stuff that's out there is very minimal and it's just that kayak, so if we want to remove the kayak, I don't know, nobody is claiming it, everybody says it's not mine.

Mr. Padilla: (inaudible comment)

Mr. Quesada: Let us know how tomorrow goes and we can always revisit that, I feel comfortable because it's been there for so long and so many notices and if you can show me that confirmation we can just have somebody dispose of it, and Andrian would probably be my first choice.

Ms. Cabrera: Right, ok. Oh, I remember the second thing, was the lighting ceremony workshop, I know we're early but, we are in April, almost May, so I don't know if

we want to have our first workshop in June to kind of fix up that and get things going, get ideas rolling, I don't know.

Mr. Quesada: It's good timing between your budget meetings.

Ms. Cabrera: Yes, and you said something about having in May, we have town hall meeting in May too?

Mr. Quesada: That's May 22nd, the last I checked, we were supposed to recognize Captain Rodriguez and anybody else that you guys feel, Mayra, is kind of working on the list to share with you all, and anybody you'd like to recognize that time of year, or if you want, I don't know, you could time it with your budget public hearing but, as of now it's May 22nd.

Mr. Winkeljohn: You could push it to July if you wanted, or you could use May to do an intro to the budget and really communicate things.

Ms. Cabrera: Ok, I guess we'll do two.

Mr. Winkeljohn: Yes, no problem.

Ms. Cabrera: So, yes, do a workshop, and I don't know if everybody is ok with June, maybe we can do it an hour before our meeting in June.

Mr. Quesada: An hour before the June meeting?

Ms. Cabrera: Yes, and what's the date for June?

Mr. Winkeljohn: I think it's something like the 23rd or 25th.

Mr. Cooper: It's the 26th.

Ms. Cabrera: Ok, so June 26th.

Mr. Quesada: So, we would advertise a workshop for 3:00 p.m. on June 26th.

Ms. Cabrera: Yes, if everybody is ok with that, that's fine.

Mr. Winkeljohn: Ok.

Mr. Cooper: The 26th right?

Mr. Quesada: Yes.

Ms. Cabrera: Ok, anything else?

Mr. Cooper: One other thing, I don't know if this is something that we need to do, like I said, I know we're in the growing season now, and this is something Damian needs to give us a proposal for but, over by the guardhouses, I'd like to see it where it's filled in, getting rid of all the mulch and either filling it in with existing plant material, the plant

material that's already there or if that plant material is not working, getting something else in there that's going to work and trying to make our guardhouses look presentable.

Mr. Winkeljohn: A little lushier, less bare spots, is that what you're saying?

Mr. Cooper: Correct, yes, because we have plant material that's died off and it just mulch.

Mr. Winkeljohn: That's a good point.

Mr. Quesada: I'm with you, and I think we can tell Terry about that, the only thing I want to tell you is the sump pumps behind like guardhouse 1 and guardhouse 3 make life very tricky because of the fact that you don't want too much vegetation getting near the line, we've had all types of issues we finally got it where it's less, so I'll get with Terry who can probably give us some good ideas and we can negotiate the price.

Mr. Cooper: Or row line planters on that area, just put material and cover it in there.

Mr. Quesada: Ok, got it, and I'm just saying, that's the only complication but, other than that we can find something.

Mr. Cooper: Ok, and the cones, like if there's a need a for a cone, to have a cone out there, but if it was used for something and there's no other way, if the guard or somebody takes the cone so it's not like in a visible area. (inaudible comment)

Mr. Winkeljohn: So, we'd be looking at a cone that's not doing anything.

Mr. Cooper: Correct, yes.

Mr. Quesada: Got it.

Ms. Cabrera: Ok, Victor you had something?

Mr. Valladares: Yes, I wanted to thank the Board for giving the opportunity that we're going to have an event because of surgery that I had and other issues we had to postpone it, so that's open. (inaudible comment) So, perhaps towards the end of the summer have Waterstone do their own thing, like a back to school event and I think that we would be involved if possible. (inaudible comment)

Mr. Winkeljohn: Right, and school starts a little early this summary, I understand, so early August at the latest.

Mr. Valladares: (inaudible comment) On April 11th, to recognize his leadership and we are going to have change in the department to better serve the community,

everybody is happy, some departments have staff that left, you have people that are retiring, others are being promoted, and everyone I've talked is very happy.

Mr. Winkeljohn: Keep a record of that, it's not common.

Ms. Cabrera: Who was the award on behalf of?

Mr. Valladares: Boris Carnegie.

Ms. Cabrera: Ok, so are we good?

Mr. Valladares: Yes.

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Cabrera: Is there a motion to adjourn?

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

South Dade Venture Community Development District

Contractor Proposals Comparison

SOUTH DADE VENTURE CDD						
Proposed Emergency U-Turn and Gate House 1 & 3 Improvements						
ITEM NO.	FDOT PAY ITEM NO.	DESCRIPTION OF WORK	Headley Construction Group Inc	Gencon Partners, Inc.	Garnet Engineering and Contracting, LLC	Absolute Construction Services, Inc.
1	101-1	MOBILIZATION (20%)	\$ 2,500.00	-	\$ 5,949.79	\$ 8,500.00
2	102-1	MAINTENANCE OF TRAFFIC (10%)	\$ 1,650.00	-	\$ 2,974.89	\$ 2,500.00
3	110-11	CLEARING & GRUBBING	\$ 4,850.00	\$ 7,500.00	\$ 6,881.13	\$ 1,800.00
4	160-4	TYPE B STABILIZATION	\$ 2,700.00	\$ 1,000.00	\$ 229.00	\$ 1,500.00
5	285-706	OPTIONAL BASE GROUP 6 - LIMEROCK (LBR 100)	\$ 4,500.00	\$ 3,000.00	\$ 2,408.00	\$ 3,000.00
6	334-1-12	SUPERPAVE ASPHALTIC CONCRETE(1-1/2"),TRAFFIC B, SP-9.5	\$ 4,450.00	\$ 2,975.00	\$ 1,648.32	\$ 5,100.00
7	520-1-10	TYPE F CURB & GUTTER	\$ 1,798.00	\$ 3,100.00	\$ 2,362.20	\$ 2,914.00
8	520-1-10	DROP CURB	\$ 2,900.00	\$ 5,000.00	\$ 3,810.00	\$ 4,700.00
9	706-1-1	RAISED PAVEMENT MARKER	\$ 252.00	\$ 720.00	\$ 162.00	\$ 540.00
10	710-90	PAINTED PAVEMENT MARKINGS, TEMPORARY	-	\$ 2,000.00	-	-
11	-	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, U-TURN/THRU ARROW	.	\$ 325.00	\$ 50.00	\$ 350.00
12	-	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, SOLID, 8"	\$ 1,300.00	\$ 568.00	\$ 21.55	\$ 170.40
13	711-11-170	THERMOPLASTIC, STANDARD, WHITE, U-TURN/THRU ARROW	\$ 500.00	\$ 325.00	\$ 79.89	\$ 100.00
14	711-16-202	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 8"	\$ 1,600.00	\$ 1,136.00	\$ 96.85	\$ 284.00
15	700-1-11	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	\$ 2,250.00	\$ 2,100.00	\$ 6,000.00	\$ 2,850.00
16	-	IRRIGATION PIPE RELOCATION TBD	\$ 825.00	\$ 2,000.00	-	\$550.00
17	-	LOW VOLTAGE CONDUIT RELOCATION TBD		-	-	\$650.00
-	-	MISCELLANEOUS		-	-	\$5,500.00
-	-	MISCELLANEOUS		-	-	-
-	-	MISCELLANEOUS		-	-	-
-	-	MISCELLANEOUS		-	-	-
GATEHOUSE 1 IMPROVEMENTS SUBTOTAL				\$ 31,749.00	\$ 32,673.62	\$35,508.40
18	700-1-11	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	\$ 2,250.00	\$ 2,100.00	\$ 6,000.00	\$2,850.00
GATEHOUSE 2 IMPROVEMENTS SUBTOTAL				\$ 2,100.00	\$ 6,000.00	\$2,850.00
19	-	CONTINGENCY (10%)		\$ 3,384.90	-	\$ 2,735.84
GENERAL SUBTOTAL			\$ 34,625.00	\$ 37,233.90	\$ 38,673.62	\$ 41,094.24
GRAND TOTAL			\$ 34,625.00	\$ 38,000.00	\$ 39,000.00	\$ 42,000.00

Headley Construction Group Inc

8240 SW 186th ST
Cutler Bay, FL 33157 USA
+13056131490
thomas@headleycg.com



Estimate

ADDRESS

BENJAMIN QUESADA
DISTRICT ASSISTANT MANAGER
bquesada@gmssf.com
(954) 721-8681 Ext. 219
SOUTH DADE VENTURE CDD
5701 N Pine Island Rd #370, Tamarac, FL 33321
(954) 721-8681
ATTN: REYNALDO CHINEA
reynaldo.chinea@alvarezeng.com
(305) 640-1345

ESTIMATE

1644

DATE

04/21/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
		PROJECT TITLE: ROADWAY IMPROVEMENT TO GATEHOUSE #1 ENTRANCE			
	Mobilization	Item #1 (101-1) Mobilization	1	2,500.00	2,500.00
	Maintenance of Traffic (MOT)	Item #2 (102-1) Maintenance of Traffic (MOT)	1	1,650.00	1,650.00
	Earthwork	Items #3 (110-11) Clearing and Grubbing (.03 AC)	1	4,850.00	4,850.00
	Earthwork	Item #4 (160-4) Type B Stabilization (100 SY)	100	27.00	2,700.00
	Earthwork	Item #5 (285-706) OPTIONAL BASE GROUP 6 - LIMEROCK (LBR 100) (100 SY)	100	45.00	4,500.00
	Asphalt Pavement Installation	Item #6 (334-1-12) SUPERPAVE ASPHALTIC CONCRETE (1- 1/2"), TRAFFIC B, SP-9.5 (8.5 Tons)	1	4,450.00	4,450.00
	F-Curb (Standard)	Item #7 (520-1-10) Type F-Curb & Gutter (62 LF)	62	29.00	1,798.00
	F-Curb (Standard)	Item #8 (520-1-10) Drop Curb (100 LF)	100	29.00	2,900.00
	Signs & Markings	Item #9 (706-1-1) Raised Pavement Marker (Qty. 36)	36	7.00	252.00
	Signs & Markings	Item #11 (710-90) PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, U-TURN/THRU ARROW (Qty. 1)	1	300.00	300.00

Signs & Markings	Item #12 (710-90) PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, SOLID, 8" (.01 GM)	1	1,300.00	1,300.00
Signs & Markings	Item #13 (711-11-170) THERMOPLASTIC, STANDARD, WHITE, U-TURN/THRU ARROW (Qty. 1)	1	500.00	500.00
Signs & Markings	Item #14 (711-16-202) THERMOPLASTIC, STANDARD, YELLOW, SOLID, 8" (.01 GM)	1	1,600.00	1,600.00
Signs & Markings	Item #15 (700-1-11) SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF (Qty. 6)	6	375.00	2,250.00
Irrigation	Item #16 - Irrigation pipe relocation (Bury existing irrigation line 30" below finish grade and cap any out puts)	1	825.00	825.00
Signs & Markings	Item #18 (700-1-11) SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	6	375.00	2,250.00
Project	Notes; - Net 30 Day Terms Upon Completion - If Permitting is required, Add \$1500.00 for processing. Permit Fees NOT INCLUDED	1	0.00	0.00T

SUBTOTAL	34,625.00
TAX	0.00
<hr/>	
TOTAL	\$34,625.00

Accepted By

Accepted Date

SOUTH DADE VENTURE CDD						
Estimate of Construction Costs						
Proposed Emergency U-Turn and Gate House 1 & 3 Improvements						
ITEM NO.	FDOT PAY ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE (\$/UNIT)	COST (\$)
1	101-1	MOBILIZATION (20%)	LS	1		-
2	102-1	MAINTENANCE OF TRAFFIC (10%)	LS	1		-
3	110-11	CLEARING & GRUBBING	AC	0.03	\$ 250,000.00	\$ 7,500.00
4	160-4	TYPE B STABILIZATION	SY	100	\$ 10.00	\$ 1,000.00
5	285-706	OPTIONAL BASE GROUP 6 - LIMEROCK (LBR 100)	SY	100	\$ 30.00	\$ 3,000.00
6	334-1-12	SUPERPAVE ASPHALTIC CONCRETE(1-1/2"),TRAFFIC B, SP-9.5	TN	8.5	\$ 350.00	\$ 2,975.00
7	520-1-10	TYPE F CURB & GUTTER	LF	62	\$ 50.00	\$ 3,100.00
8	520-1-10	DROP CURB	LF	100	\$ 50.00	\$ 5,000.00
9	706-1-1	RAISED PAVEMENT MARKER	EA	36	\$ 20.00	\$ 720.00
10	710-90	PAINTED PAVEMENT MARKINGS, TEMPORARY	LS	1	\$ 2,000.00	\$ 2,000.00
11	-	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, U-TURN/THRU ARROW	EA	1	\$ 325.00	\$ 325.00
12	-	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, SOLID, 8"	GM	0.01	\$ 50,000.00	\$ 568.00
13	711-11-170	THERMOPLASTIC, STANDARD, WHITE, U-TURN/THRU ARROW	EA	1	\$ 325.00	\$ 325.00
14	711-16-202	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 8"	GM	0.01	\$ 100,000.00	\$ 1,136.00
15	700-1-11	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	EA	6	\$ 350.00	\$ 2,100.00
16	-	IRRIGATION PIPE RELOCATION TBD	LS	1	\$ 2,000.00	\$ 2,000.00
17	-	LOW VOLTAGE CONDUIT RELOCATION TBD	LS	1		\$ -
-	-	MISCELLANEOUS	LS	1		\$ -
-	-	MISCELLANEOUS	LS	1		\$ -
-	-	MISCELLANEOUS	LS	1		\$ -
-	-	MISCELLANEOUS	LS	1		\$ -
GATEHOUSE 1 IMPROVEMENTS SUBTOTAL						31,749.00
18	700-1-11	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	EA	6	\$ 350.00	2,100.00
GATEHOUSE 2 IMPROVEMENTS SUBTOTAL						2,100.00
19	-	CONTINGENCY (10%)	LS	1	3,384.90	3,384.90
GENERAL SUBTOTAL						37,233.90
GRAND TOTAL						38,000.00

Garnet Engineering and Contracting, LLC

1430 S. Dixie Hwy Ste. 105 Coral Gables, FL 33146
D: (305) 491-4028
E: Aleman@GarnetBuild.us
CGC 1534216 | PE No. 99139

PROPOSAL

For: _____

POC: _____

Phone: _____

Project address: _____

Zoning Description: _____

Tax Folio: _____

Scope of Services:

Contracting Services as requested by:

Included in Contract Cost:

Not Included in Contract Cost:

Contract Acceptance: _____

Due at Walkthrough: _____

Owner Signature: _____

Contract Total: _____

Owner Name: _____

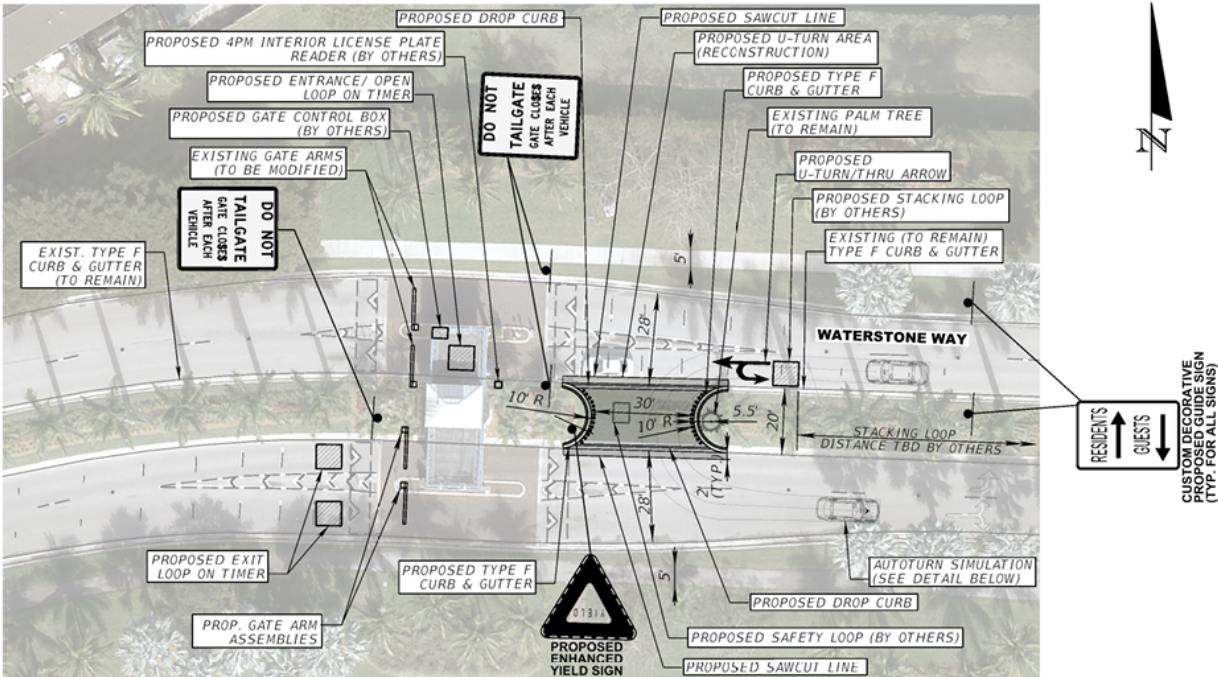
Date: _____

Garnet Rep. Signature: _____

Garnet Engineering and Contracting, LLC

1430 S. Dixie Hwy Ste. 105 Coral Gables, FL 33146
D: (305) 491-4028
E: Aleman@GarnetBuild.us
CGC 1534216 | PE No. 99139
PROPOSAL

SOUTH DADE VENTURE CDD						
Estimate of Construction Costs						
Proposed Emergency U-Turn and Gate House 1 & 3 Improvements						
ITEM NO.	FDOT PAY ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE (\$/UNIT)	COST (\$)
1	101-1	MOBILIZATION (20%)	LS	1	\$ 5,949.79	5,949.79
2	102-1	MAINTENANCE OF TRAFFIC (10%)	LS	1	\$ 2,974.89	2,974.89
3	110-11	CLEARING & GRUBBING	AC	0.03	\$ 229,371.03	6,881.13
4	160-4	TYPE B STABILIZATION	SY	100	\$ 2.29	229.00
5	285-706	OPTIONAL BASE GROUP 6 - LIMEROCK (LBR 100)	SY	100	\$ 24.08	2,408.00
6	334-1-12	SUPERPAVE ASPHALTIC CONCRETE(1-1/2"),TRAFFIC B, SP-9.5	TN	8.5	\$ 193.92	1,648.32
7	520-1-10	TYPE F CURB & GUTTER	LF	62	\$ 38.10	2,362.20
8	520-1-10	DROP CURB	LF	100	\$ 38.10	3,810.00
9	706-1-1	RAISED PAVEMENT MARKER	EA	36	\$ 4.50	162.00
10	710-90	PAINTED PAVEMENT MARKINGS, TEMPORARY	LS			-
11	-	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, U-TURN/THRU ARROW	EA	1	\$ 50.00	50.00
12	-	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, SOLID, 8"	GM	0.01	\$ 1,897.39	21.55
13	711-11-170	THERMOPLASTIC, STANDARD, WHITE, U-TURN/THRU ARROW	EA	1	\$ 79.89	79.89
14	711-16-202	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 8"	GM	0.01	\$ 8,525.59	96.85
15	700-1-11	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	EA	6	\$ 1,000.00	6,000.00
16	-	IRRIGATION PIPE RELOCATION TBD	LS	1	-	-
17	-	LOW VOLTAGE CONDUIT RELOCATION TBD	LS	1	-	-
GATEHOUSE 1 IMPROVEMENTS SUBTOTAL						32,673.62
18	700-1-11	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	EA	6	\$ 1,000.00	6,000.00
GATEHOUSE 2 IMPROVEMENTS SUBTOTAL						6,000.00
19	-	CONTINGENCY (10%)	LS	1	-	-
GENERAL SUBTOTAL						38,673.62
GRAND TOTAL						39,000.00



NOTES:

- 1.- CURB & GUTTER TYPE "F" PER MIAMI DADE COUNTY PUBLIC WORK DETAIL PC6 - 01.

2.- CLEARING AND GRUBBING INCLUDES WIDENING AND RAISED MEDIAN INSIDE THE SAWCUT LINES.

3.- REUSE UNDAMAGED EXISTING PAVERS.

4.- SAWCUT TO BE 2' BEYOND THE TYPE F CURB & GUTTER.

5.- PROP. PAVEMENT RESTORATION TO MATCH EXISTING SLOPE.

6.- PROP. THERMOPLASTIC PAVEMENT MARKINGS.

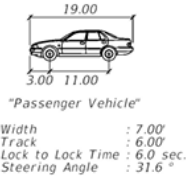
7.- IRRIGATION SYSTEM TO BE ACCOMMODATED AND RESTORED TO EXISTING FUNCTIONALITY
- 8.- EXISTING ELECTRICAL CONDUIT TO BE LOCATED AND RELOCATED BY CONTRACTOR.

9.- SIGNS TO BE INSTALLED PER MUTCD GUIDELINES AND CRITERIA. CONTRACTOR TO ORDER SIGNS FROM CDD-ELECTED SUPPLIER TO MATCH EXISTING SIGNAGE.

10.- REFER TO TYPICAL SECTIONS FOR PAVEMENT DESIGN AND DETAILS.

11.- REFER TO SECURITY SUB-PERMIT FOR GATE ARM ASSEMBLY DETAILS, LOOP DETECTION DETAILS, AND CAMERA SYSTEM SPECS & DETAILS.

AUTO TURN SIMULATION





Absolute Construction Services, Inc.

3450 Lakeside Drive, Suite 110

Miramar, FL 33027

Ph: 954-673-2132

Fx: 954-639-7852

CUC1225061

CGC062154

Project Name: U- Turn South Dade Venture

Proposal

June 5, 2025

To: **Alvarez Engineers**

Reynaldo R. Chinae

8935 NW 35 Lane, Suite 101

Doral, FL 33172

(305) 640-1345

Reynaldo.Chinea@AlvarezEng.com

MAXIMUM ONE (1) MOBILIZATION FOR THE JOB SITE, EQUIPMENT, OPERATORS, LABORS, AND MATERIAL TO PERFORM THE SCOPE OF WORK. THIS PROPOSAL IS GOOD FOR 60 DAYS ONLY.

STANDARD CONTRACT TERMS AND CONDITIONS FOR SERVICES

1. TERM OF CONTRACT

This is a lump sum contract unless otherwise stated. The term of the Contract shall commence on the Effective Date (as defined below) and shall end on the Expiration Date identified in the Contract, subject to the other provisions of the Contract. The Effective Date shall be fixed by the Contracting Officer after the Contract has been fully executed by the Contractor and by the Client and all approvals required by Client contracting procedures have been obtained. The Contract shall not be a legally binding contract until after the Effective Date is affixed and the fully-executed Contract has been sent to the Contractor. The Contracting Officer shall issue a written Notice to Proceed to the Contractor directing the Contractor to start performance on a date which is on or after the Effective Date. The Contractor shall not start the performance of any work prior to the date set forth in the Notice to Proceed. No agency employee has the authority to verbally direct the commencement of any work under this Contract. The Contractor reserves the right to utilize all overburden on site material for the construction of the scope of work. No on site material can be haul away from the site without prior approval of the contractor.

2. INDEPENDENT CONTRACTOR

In performing the services required by the Contract, the Contractor will act as an independent contractor and not as an employee or agent of the Commonwealth.

3. COMPLIANCE WITH LAW

The Contractor shall comply with all applicable federal and state laws and regulations and local ordinances in the performance of the Contract.

SOUTH DADE VENTURE CDD						
Estimate of Construction Costs						
Proposed Emergency U-Turn and Gate House 1 & 3 Improvements						
ITEM NO.	FDOT PAY ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE (\$/UNIT)	COST (\$)
1	101-1	MOBILIZATION (20%)	LS	1	\$ 8,500.00	8,500.00
2	102-1	MAINTENANCE OF TRAFFIC (10%)	LS	1	\$ 2,500.00	2,500.00
3	110-11	CLEARING & GRUBBING	AC	0.03	\$ 60,000.00	\$ 1,800.00
4	160-4	TYPE B STABILIZATION	SY	100	\$ 15.00	\$ 1,500.00
5	285-706	OPTIONAL BASE GROUP 6 - LIMEROCK (LBR 100)	SY	100	\$ 30.00	\$ 3,000.00
6	334-1-12	SUPERPAVE ASPHALTIC CONCRETE(1-1/2"),TRAFFIC B, SP-9.5	TN	8.5	\$ 600.00	\$ 5,100.00
7	520-1-10	TYPE F CURB & GUTTER	LF	62	\$ 47.00	\$ 2,914.00
8	520-1-10	DROP CURB	LF	100	\$ 47.00	\$ 4,700.00
9	706-1-1	RAISED PAVEMENT MARKER	EA	36	\$ 15.00	\$ 540.00
10	710-90	PAINTED PAVEMENT MARKINGS, TEMPORARY	LS			\$ -
11	-	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, U-TURN/THRU ARROW	EA	1	\$ 350.00	\$ 350.00
12	-	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, SOLID, 8"	GM	0.01	\$ 15,000.00	\$ 170.40
13	711-11-170	THERMOPLASTIC, STANDARD, WHITE, U-TURN/THRU ARROW	EA	1	\$ 100.00	\$ 100.00
14	711-16-202	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 8"	GM	0.01	\$ 25,000.00	\$ 284.00
15	700-1-11	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	EA	6	\$ 475.00	\$ 2,850.00
16	-	IRRIGATION PIPE RELOCATION TBD	LS	1	\$ 550.00	\$ 550.00
17	-	LOW VOLTAGE CONDUIT RELOCATION TBD	LS	1	\$ 650.00	\$ 650.00
18	-	MISCELLANEOUS (Surveying & Asbuilts)	LS	1	\$ 5,500.00	\$ 5,500.00
-	-	MISCELLANEOUS	LS	1		\$ -
-	-	MISCELLANEOUS	LS	1		\$ -
-	-	MISCELLANEOUS	LS	1		\$ -
GATEHOUSE 1 IMPROVEMENTS SUBTOTAL						35,508.40
18	700-1-11	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	EA	6	\$ 475.00	2,850.00
GATEHOUSE 2 IMPROVEMENTS SUBTOTAL						2,850.00
19	-	CONTINGENCY (10%)	LS	1	2,735.84	2,735.84
GENERAL SUBTOTAL						41,094.24
GRAND TOTAL						42,000.00

4. ENVIRONMENTAL PROVISIONS

In the performance of the Contract, the Contractor shall minimize pollution and shall strictly comply with all applicable environmental laws and regulations.

5. COMPENSATION/EXPENSES

The Contractor shall be required to perform the specified services at the price(s) quoted in the Contract. All services shall be performed within the time period(s) specified in the Contract. The Contractor shall be compensated only for work performed to the satisfaction of the Client or the passing of inspections by the Architect or Project Engineer. All work will be billed by the 20th of each month through the end of the month and prompt payment shall be received by the 10th of each month.

6. INVOICES

The Contractor shall send an invoice itemized by line item to the address referenced on the purchase order promptly after work is satisfactorily completed. The invoice should include only amounts due under the Contract/purchase order. The purchase order number must be included on all invoices.

7. PAYMENT

The Client shall put forth reasonable efforts to make payment by the required payment date. The required payment date is: (a) the date on which payment is due under the terms of the Contract; (b) thirty (30) days after a proper invoice actually is received at the "Provide Service and Bill To" address if a date on which payment is due is not specified in the Contract (a "proper" invoice is not received until the Client accepts the service as satisfactorily performed); or (c) the payment date specified on the invoice if later than the dates established by (a) and (b) above. Payment may be delayed if the payment amount on an invoice is not based upon the price(s) as stated in the Contract. If any payment is not made within ten (10) days after the required payment date, the Client may pay interest of up to 18% per annum. Payment should not be construed by the Contractor as acceptance of the service performed by the Contractor.

8. WARRANTY

The Contractor warrants that all services performed by the Contractor, its agents and subcontractors shall be free and clear of any defects in workmanship or materials. Unless otherwise stated in the contract, all services and parts are warranted for a period of one year following completion of performance by the Contractor and acceptance by the Client. The Contractor shall correct any problem with the service and/or replace any defective part with a part of equivalent or superior quality without any additional cost to the Client.

Contractor: ABSOLUTE CONSTRUCTION SERVICES, INC.

X Albert Morejon Date: 6/05/2025

Albert Morejon, President

Client:

X _____ Date: _____

South Dade Venture Community Development District

Surveyor Proposals Comparison

ESTIMATE

Grauphics Geomatics Services
1005 North Krome Avenue, St. 123
Homestead, FL 33030

info@grauphics.com
+1 (786) 308-0620
www.grauphics.com



Bill to
South Dade Venture CDD
5385 N. Nob Hill Road
Sunrise, Florida 33351

Estimate details

Estimate no.: 25-1895
Estimate date: 05/30/2025

#	Service	Description	Amount
1.	Spot Elevations.	Spot Elevations for six key elevations required	\$650.00
Total			\$650.00

Note to customer

GATE HOUSE #1 AT WATERSTONE WAY AND SW 137 AVE

Accepted date Accepted by



suarez surveying & mapping

Quote

To: South Dade Venture CDD
5701 N Pine Island Rd #370
Tamarac, FL 33321

Quote Date: 06/13/2025

Quote Number: 250605

Order for: South Dade Venture CDD

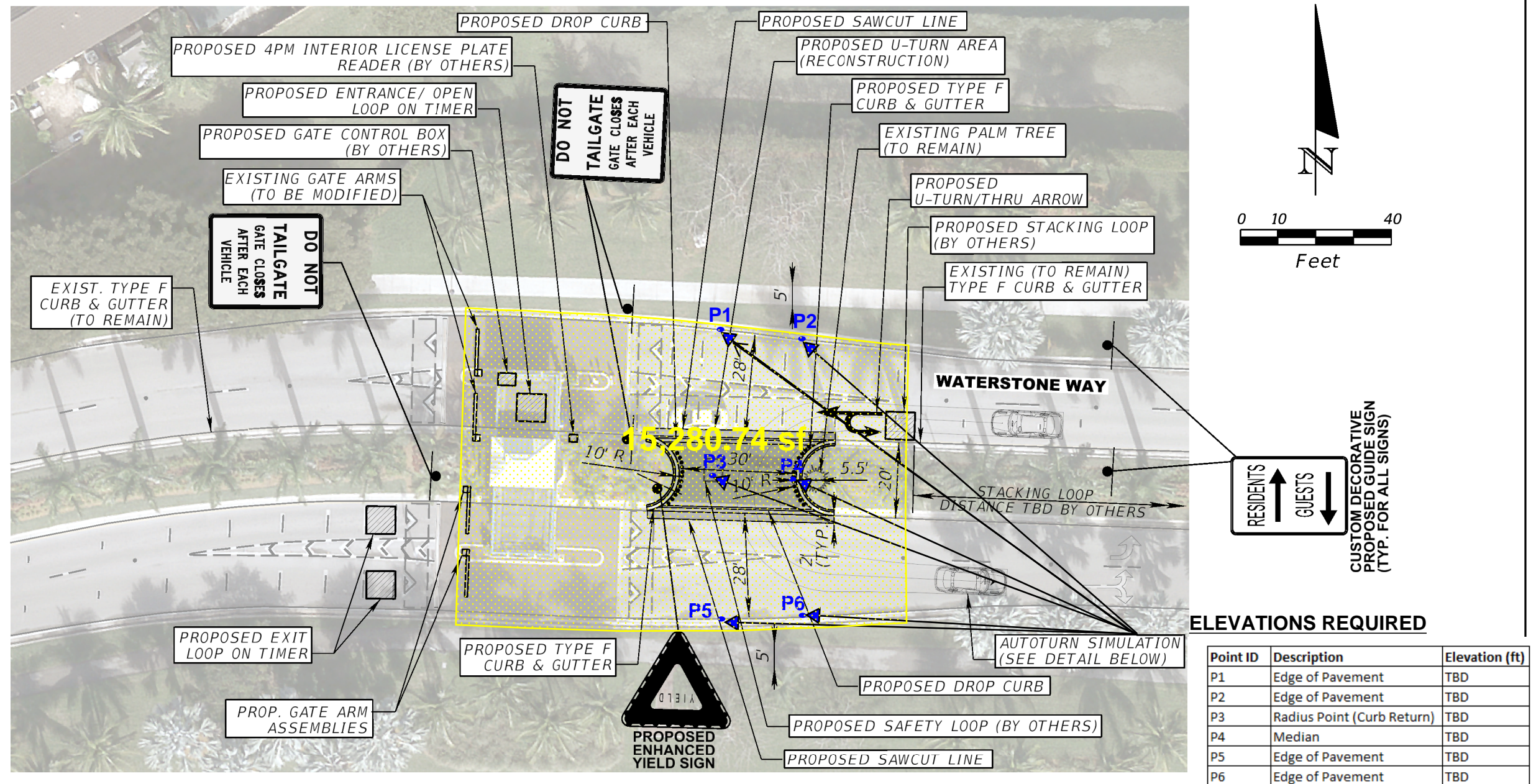
Property Address: Gate House located at Waterstone Way and SW 137 Avenue

Job Description: Fieldwork and Preparation of Cad File

Services: Topographic Survey of the area indicated within the yellow box on the attached plan (not tied into the Boundary) including a list of points 1 through 6 with elevations.

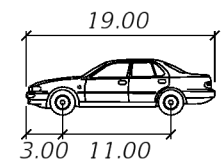
Total Amount: \$2,500.00

Should you have any questions regarding this quote, please call (305) 596-1799.



NOTES:

- 1.- CURB & GUTTER TYPE "F" PER MIAMI DADE COUNTY PUBLIC WORK DETAIL PCG - 01.
- 2.- CLEARING AND GRUBBING INCLUDES WIDENING AND RAISED MEDIAN INSIDE THE SAWCUT LINES.
- 3.- REUSE UNDAMAGED EXISTING PAVERS.
- 4.- SAWCUT TO BE 2' BEYOND THE TYPE F CURB & GUTTER.
- 5.- PROP. PAVEMENT RESTORATION TO MATCH EXISTING SLOPE.
- 6.- PROP. THERMOPLASTIC PAVEMENT MARKINGS.
- 7.- IRRIGATION SYSTEM TO BE ACCOMODATED AND RESTORED TO EXISTING FUNCTIONALITY.
- 8.- EXISTING ELECTRICAL CONDUIT TO BE LOCATED AND RELOCATED BY CONTRACTOR.
- 9.- SIGNS TO BE INSTALLED PER MUTCD GUIDELINES AND CRITERIA. CONTRACTOR TO ORDER SIGNS FROM CDD-ELECTED SUPPLIER TO MATCH EXISTING SIGNAGE.
- 10.- REFER TO TYPICAL SECTIONS FOR PAVEMENT DESIGN AND DETAILS.
- 11.- REFER TO SECURITY SUB-PERMIT FOR GATE ARM ASSEMBLY DETAILS, LOOP DETECTION DETAILS, AND CAMERA SYSTEM SPECS & DETAILS.



"Passenger Vehicle"

Width : 7.00'
Track : 6.00'
Lock to Lock Time : 6.0 sec.
Steering Angle : 31.6 °

REVISIONS				Alvarez Engineers, Inc. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Miami, Florida 33172 Tel. (305) 640-1345 Fax (305) 640-1346	SOUTH DADE VENTURE		GATE HOUSE # 1 IMPROVEMENT PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY		2
						MIAMI DADE		

June 19, 2025

South Dade Venture CDD
Attn: District Manager
Governmental Management Services, Inc.
5385 North Nob Hill Road
Sunrise, FL 33351

Via: Email Only: pwinkeljohn@gmssf.com

Reference: Digitization of Existing Stormwater Infrastructure Data into ArcGIS for South Dade Venture Community Development District

Dear Paul and CDD Board of Supervisors,

It is recommended that South Dade Venture Community Development District (the “District” or “CDD”) adopt a comprehensive stormwater infrastructure maintenance program utilizing Geographic Information Systems (“GIS”) as a management tool.

1. Comprehensive Stormwater Infrastructure Management Strategy

- a. A properly structured maintenance program will include the following key components:
 - i. **Comprehensive Asset Inventory:** Establishing a detailed inventory of maintained stormwater infrastructure provides a foundation for informed decision-making. This inventory ensures all assets are accounted for and facilitates effective tracking over time.
 - ii. **Detailed Maintenance Records:** Accurate records of maintenance activities enable districts to monitor system performance, plan for future needs, and provide transparency in reporting to regulatory agencies and stakeholders.
 - iii. **Proactive Maintenance:** Minimizes risks such as flooding and system failures while reducing costly emergency repairs. Prioritizing critical structures based on factors like previous service dates ensures efficient resource allocation.
 - iv. **Regular Reporting:** Routine reporting on the condition and upkeep of stormwater infrastructure ensures accountability and supports compliance with local and state requirements.
- b. GIS will serve as the cornerstone of the recommended maintenance program and will provide advanced management tools to:
 - i. **Visualize and Manage Spatial Data:** Create detailed geospatial maps of stormwater systems to streamline asset management.
 - ii. **Track Maintenance Activities:** Log deficiencies, corrections, and service dates for comprehensive system oversight.

- iii. **Ensure Regulatory Compliance:** Meet requirements such as Miami-Dade County's GIS-based infrastructure reporting for CDDs with stormwater management systems that connect to downstream County-owned stormwater facilities, and Class V Dewatering Permit tracking for any maintenance dewatering activity of stormwater systems.
- iv. **Support Long-Term Planning:** Use GIS data to project trends, budget for unforeseen expenses, and align with SFWMD's 20-Year Assessment under Chapter 403.9302.

2. Scope of Services

Therefore, with this letter of engagement, we are offering the District the following scope of services:

a. Digitization of existing CDD-owned and operated stormwater infrastructure data into ArcGIS:

- i. Implement a GIS platform to map, analyze, and monitor stormwater systems, including basins, detention ponds, and drainage infrastructure
- ii. Conduct field visits to verify, assess, and document the condition of infrastructure and environmental assets within the district, ensuring alignment with GIS data and regulatory compliance
- iii. Upload the latest maintenance record of each asset

3. Compensation

Total compensation for the digitization of stormwater infrastructure data will be a lump sum amount of \$38,500.00. Invoices will be prepared by Alvarez Engineers at the completion of digitization services. It is our understanding that invoices are due and payable by the District thirty days after the invoice has been submitted.

Please acknowledge acceptance of this proposal by signing below. We look forward to working with the District on this project.

For the District
Date:

Juan R. Alvarez, PE
President, Alvarez Engineers, Inc.



South-Dade Venture CDD

FIELD REPORT



June 26, 2025

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

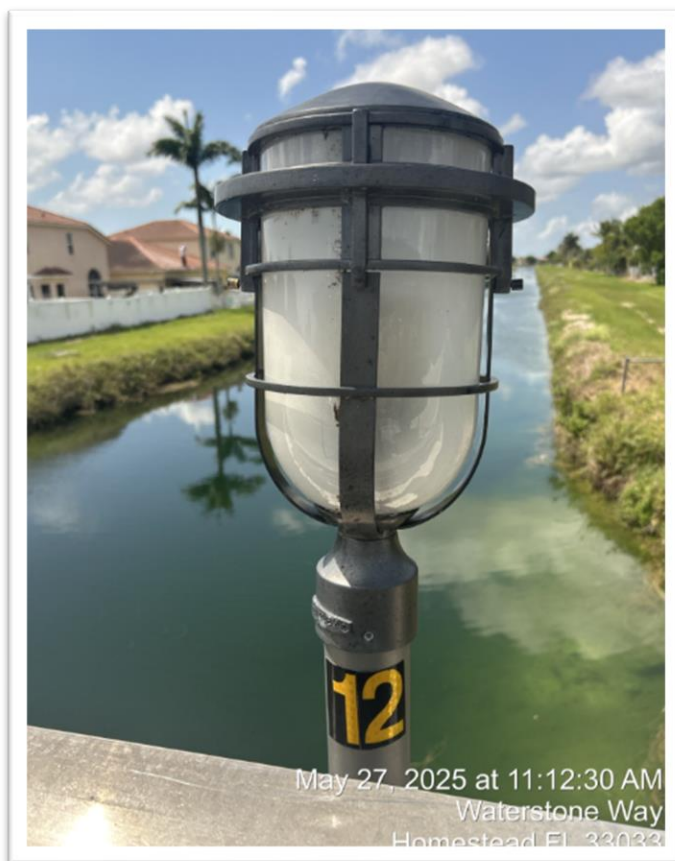
Landscaping



- Annuals will be replaced with Coleus the last week of June once timer 2 repairs are completed.
- Landscaping was maintained by Brightview Landscaping.

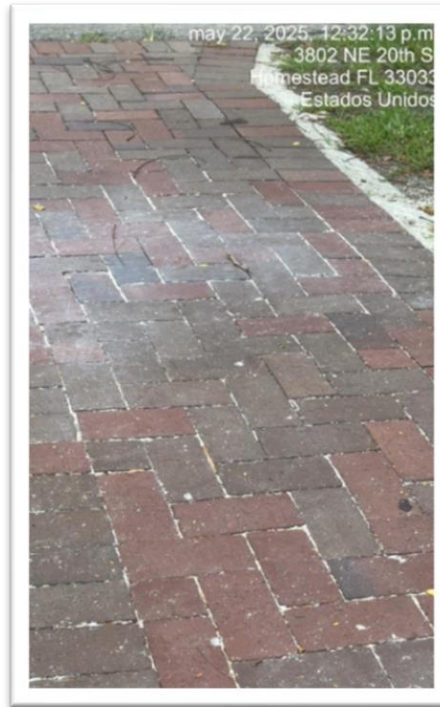
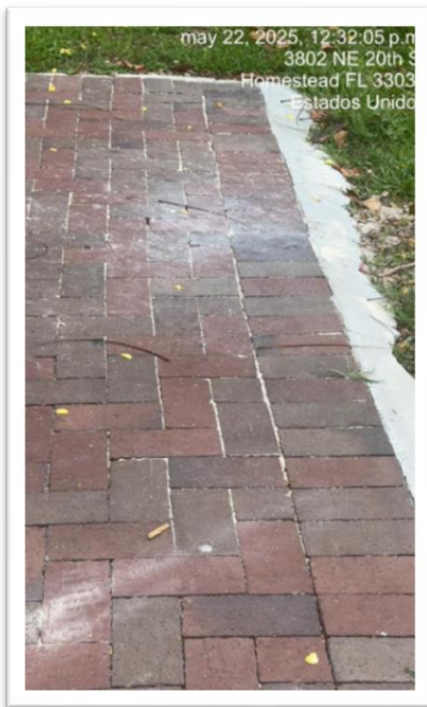
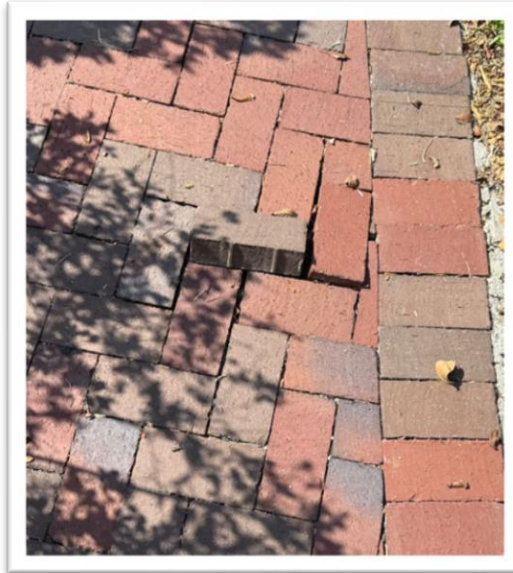
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

Field Maintenance



- Light was fixed by Ortiz Construction.
- GH1 had one camera replaced 6.17.2025.
- GH2 had a Cap 2D access control receiver replaced 6.17.2025

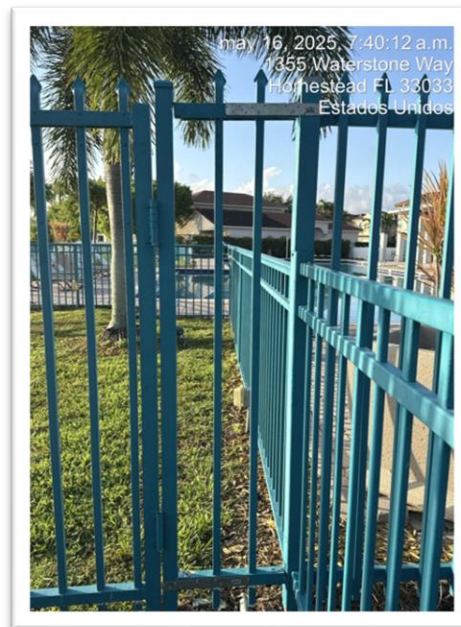
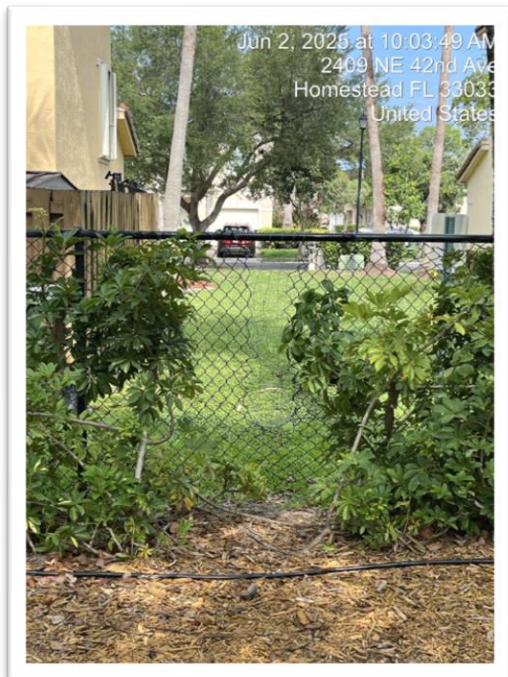
Friendship Park Paver Repairs



- Friendship Park/Lake 6 pavers were repaired on 5.22.2025.

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

Fence Repairs



- Fence repairs were done by Ortiz Construction.
- Working on one additional area by Marbella Cove.

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

LAKES



- Lake Management Services are provided by Allstate Resource Management.
- Lakes 10 and 2 were reported for invasive shoreline vegetation and treated.
- Replacement signage was requested for Lakes 1 and 3.
- Please see the lake inspections reports attached Exhibit C.

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

EXHIBIT A

May Landscaping Schedule

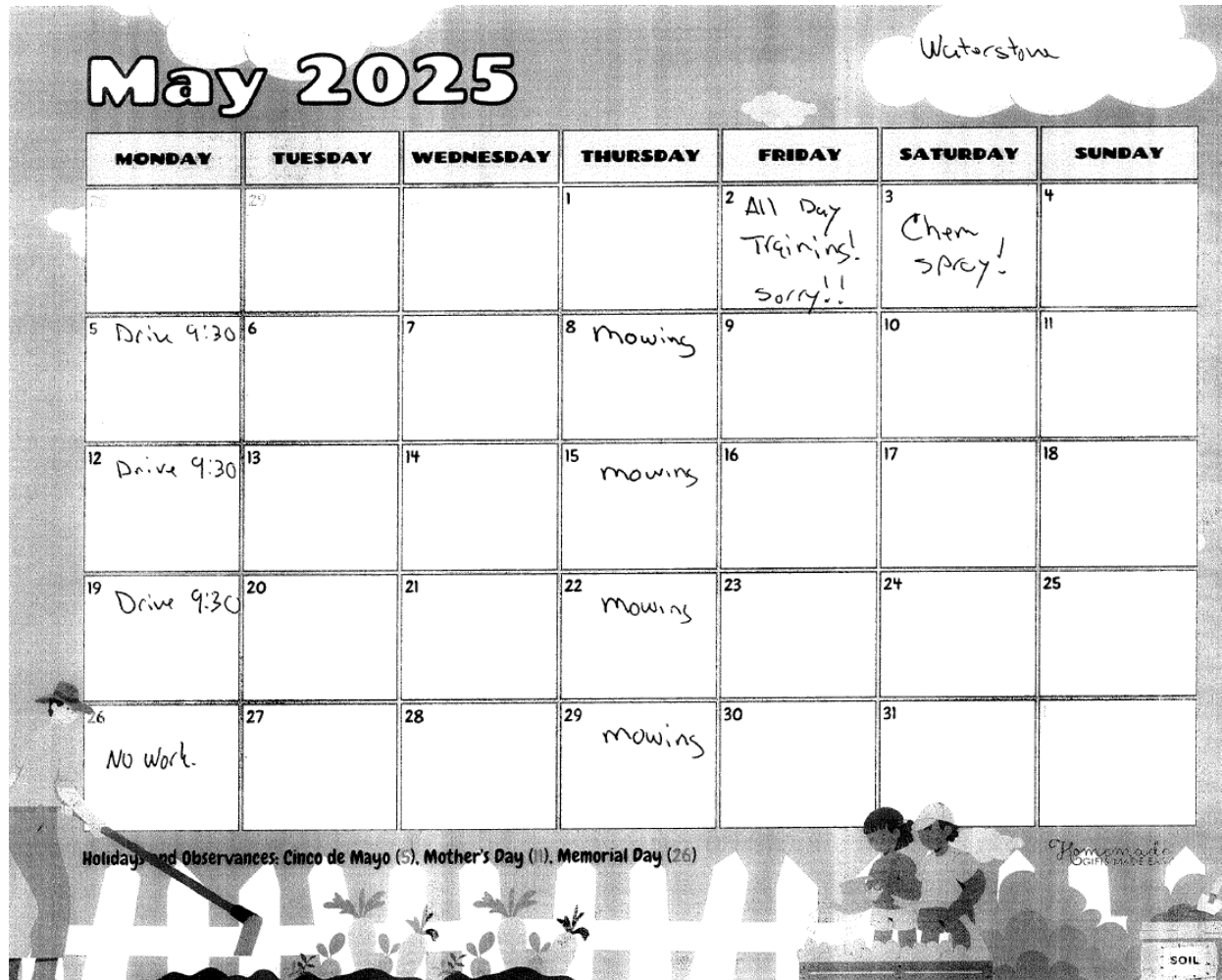


EXHIBIT B

BV May Wet Check

	
4155 East Mowry Dr. Homestead FL 33033 Ph: (305) 258-8011. Fax: (305) 258-0809	
Date: <u>5/29/2025</u>	Time: <u>7:00am</u>
Job Name: <u>Waterstone</u>	Water Management: _____
Job Address: <u>137th Ave & Waterstone way</u>	Program A: _____
<u>Homestead FL</u>	Program B: _____
Wet Check Report for May	
Scope of Work / Labor & Materials	
	Timer #1 Waterstone Way Irrigation Schedule Pro: Online Repaired 6" broken mainline. BV Zone11: Replaced 1 broken pop-up BV Zone21: Replaced 1 clogged nozzle BV Zone30: Replaced broken pop-up BV Zone52: Repaired minor leak. BV Rest of Zones Ok
	 Timer #2 Waterstone Clubhouse Irrigation Schedule Pro: Online Equipment was struck by lightning and damaged. Brightview received approval to replace damaged irrigation equipment. Work in progress.
	Timer #3 Waterstone Blvd Irrigation Schedule Pro: Online Zone8: Replaced 2 broken nozzles. BV Zone10: Adjusted rotor head. BV Zone11: Replaced rotor stop turning. BV Zone17: Replaced clogged nozzle. BV Zone21: Straightened 1 tilted pop-up BV Rest of Zones Ok
	Total Labor & Materials, including Sales Tax THIS IS NOT AN INVOICE

EXHIBIT C

WATERWAY MANAGEMENT REPORT



(954) 382-9766 • Fax: (954) 382-9770
www.allstatemanagement.com • e-mail: info@allstatemanagement.com

CUSTOMER South Dade Ventures ACCOUNT # 1647 DATE 05-7-25
WEATHER CONDITIONS Sunny cloudy. Warm. 85" BIOLOGIST Andrew B

ALGAE/AQUATIC WEED CONTROL	WATERWAY I.D.									
	1	2	3	4	5	6	7	8	9	10
ALGAE TREATMENT	/		/	/		/				
BORDER GRASSES										
SUBMERSED AQUATICS										
FLOATING WEEDS										
WATER LEVEL	-1'		-1'	-1'		-1'				
RESTRICTION (# HRS.)	8									

REMARKS: Treated for Algae - minor

WATER TESTING (COMBINED AVERAGE)
TEMPERATURE H₂O 80 °F. ☐ High ☒ Normal ☐ Low
DISSOLVED OXYGEN 7.8 ppm. ☐ High ☒ Normal ☐ Low
pH READING 7.8 ☐ Acid 1-7 ☐ Neutral 7 ☒ Base 7-14
WATER CLARITY 3' ☒ Good ☐ Fair ☐ Poor
WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test
REMARKS: Water test normal

WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED _____
LITTORAL SHELF CARE ☐ Manual Removal ☐ Algae Treated ☐ No Treatment
REMARKS: _____

FISH/WILDLIFE OBSERVATIONS

SPORT FISH ☒ Largemouth Bass ☒ Bream ☐ Catfish
BIOLOGICAL CONTROL FISH ☐ Triploid Grass Carp ☐ Mosquitofish
UNDESIRABLE SPECIES ☐ Gar ☐ Exotics
BIRDS ☐ Wading ☐ Wild Ducks ☒ Muscovies ☐ Coot ☐ Gallinule
☐ Anhinga ☐ Cormorant ☐ Kite ☐ Marsh Hawk ☐ Osprey
OTHER WILDLIFE _____
REMARKS: _____

Fountains & Aeration • Weed & Algae Control • Environmental Services
Fish Stocking • Wetland Planting • Water Testing

DEBRIS/TRASH REMOVAL



Allstate
RESOURCE MANAGEMENT, INC.

(954) 382-9766 • Fax: (954) 382-9770
www.allstatemanagement.com • e-mail: info@allstatemanagement.com

CUSTOMER South Dade Ventures ACCOUNT# 1647 DATE 5-17-23
WEATHER CONDITIONS Sunny BIOLOGIST TEN

WATERWAY I.D.									
1	2	3	4	5	6	7	8	9	10
✓	✓								✓
✓									

REMARKS Cleared the area for any debris. Including - Bags, Bottles, Balls, etc. All debris was removed from the area & disposed of offsite.

FISH/WILDLIFE OBSERVATIONS

BENEFICIAL VEGETATION NOTED _____

SPORT FISH ☐ Largemouth Bass ☐ Bream ☐ Catfish

BIOLOGICAL CONTROL FISH ☐ Triploid Grass Carp ☐ Mosquitofish ☐ Gar ☐ Exotics _____

BIRDS ☐ Anhinga ☐ Cormorant ☐ Kite ☐ Marsh Hawk ☐ Osprey

☐ Wading ☐ Wild Ducks ☐ Muscovies ☐ Coot ☐ Gallinule

OTHER WILDLIFE _____

REMARKS _____

Fountains & Aeration • Weed & Algae Control • Environmental Services
Fish Stocking • Wetland Planting • Water Testing

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

WATERWAY MANAGEMENT REPORT



Allstate
RESOURCE MANAGEMENT, INC.

(954) 382-9766 • Fax: (954) 382-9770

www.allstatemanagement.com • e-mail: info@allstatemanagement.com

CUSTOMER South Dade Ventures ACCOUNT # 1647 DATE 5-29-25
WEATHER CONDITIONS Sunny, cloudy, Drizzling 87° BIOLOGIST Arden B

	WATERWAY I.D.									
ALGAE/AQUATIC WEED CONTROL	10	2	3	4	5	6	7	8	9	10
ALGAE TREATMENT	1	1								
BORDER GRASSES	1	1								
SUBMERSED AQUATICS										
FLOATING WEEDS										
WATER LEVEL	Norm	Norm								
RESTRICTION (# HRS.)	2	2								

REMARKS: Treated for Algae & Bordergrasses

WATER TESTING (COMBINED AVERAGE)
TEMPERATURE H₂O 79 °F. ☐ High ☒ Normal ☐ Low
DISSOLVED OXYGEN 7.1 ppm. ☐ High ☒ Normal ☐ Low
pH READING 7.8 ☐ Acid 1-7 ☐ Neutral 7 ☒ Base 7-14
WATER CLARITY 3 ☒ Good ☐ Fair ☐ Poor
WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test

REMARKS: Water test normal

WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED _____
LITTORAL SHELF CARE ☐ Manual Removal ☐ Algae Treated ☐ No Treatment

REMARKS: _____

FISH/WILDLIFE OBSERVATIONS

SPORT FISH ☒ Largemouth Bass ☒ Bream ☐ Catfish
BIOLOGICAL CONTROL FISH ☐ Triploid Grass Carp ☐ Mosquitofish
UNDESIRABLE SPECIES ☐ Gar ☐ Exotics _____
BIRDS ☐ Wading ☐ Wild Ducks ☒ Muscovies ☐ Coot ☐ Gallinule
☐ Anhinga ☐ Cormorant ☐ Kite ☐ Marsh Hawk ☐ Osprey

OTHER WILDLIFE _____
REMARKS: _____

Fountains & Aeration • Weed & Algae Control • Environmental Services
Fish Stocking • Wetland Planting • Water Testing

5385 N. Nob Hill Road Sunrise, FL 33351



South- Dade Venture CDD

CLUBHOUSE REPORT



June 26, 2025

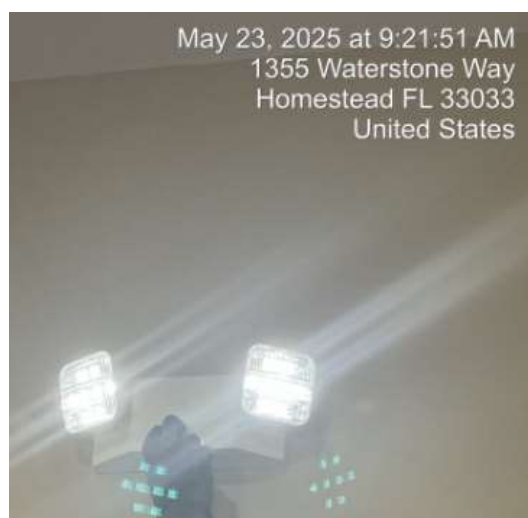
**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

Landscaping Maintenance and Repairs



- Annuals removed by Brightview Landscaping due to irrigation timer issue, pending their replacement next week.
- Pool paver weeds sprayed.
- Working with Brightview to have small portion of mulch placed next week to cover ground pipes underneath bordering pool/playground fence.
- Landscaping maintained by Brightview Landscaping.

Gym Maintenance and Repairs



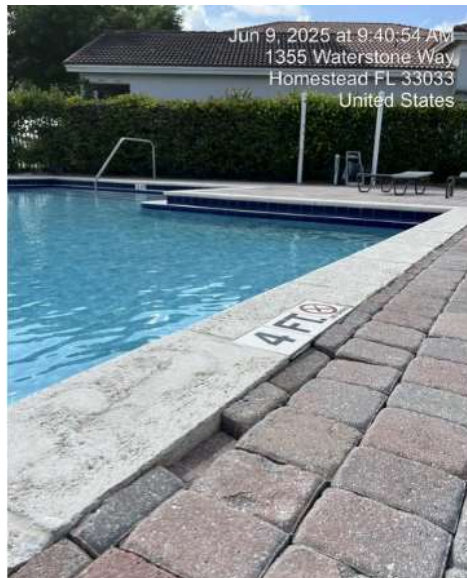
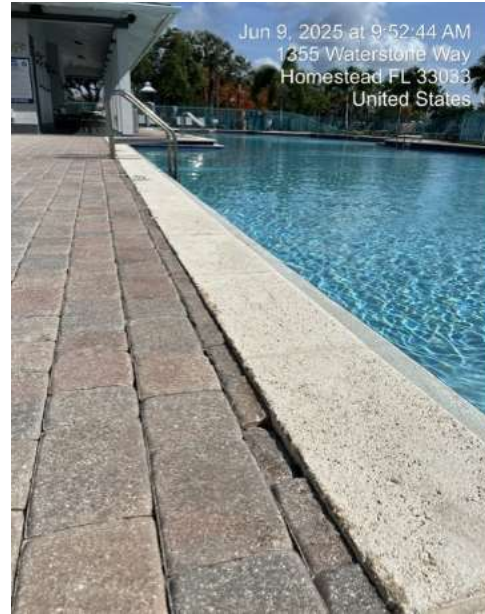
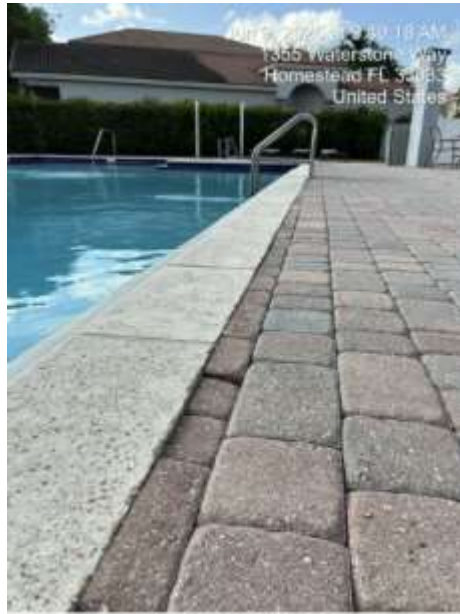
- Broken emergency light repaired by Ortiz Construction.
- Replacement option for multi-station requested by Supervisor Cooper.
- Gym equipment maintained by The Fitness Solution.

Pool Maintenance and Repairs



- Bright and Blue performed shock treatment of the pool.
- Bright and Blue replaced south pump electrical panel, motor, mechanical seal, shaft sleeve, casing gasket, and reassembled impeller.
- Pool maintained by Bright and Blue.

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



- Sunken pavers on the SW end of the pool. Crack on center east side of the pool. Pending leak test and repair options from Bright and Blue.

Side Walks



- Side walk cracks on north side of the clubhouse near bike rack. Not a trip hazard currently but will continue to monitor daily.

Fence Repairs



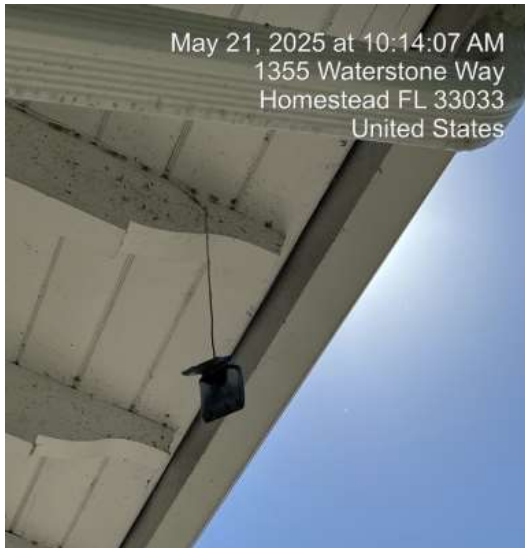
- Ortiz Construction repaired fence which leads to lake.
- Pending estimate to repair and repaint clubhouse fence and entrance hand rails.

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5385 N. Nob Hill Road Sunrise, FL 33351

Miscellaneous exterior



- Electrical device secured to clubhouse soffit by Ortiz Construction.
- Broken pool speaker repaired by Ortiz Construction.



- Carmen cleaned up clubhouse exterior light posts.

Playground Maintenance and Repair



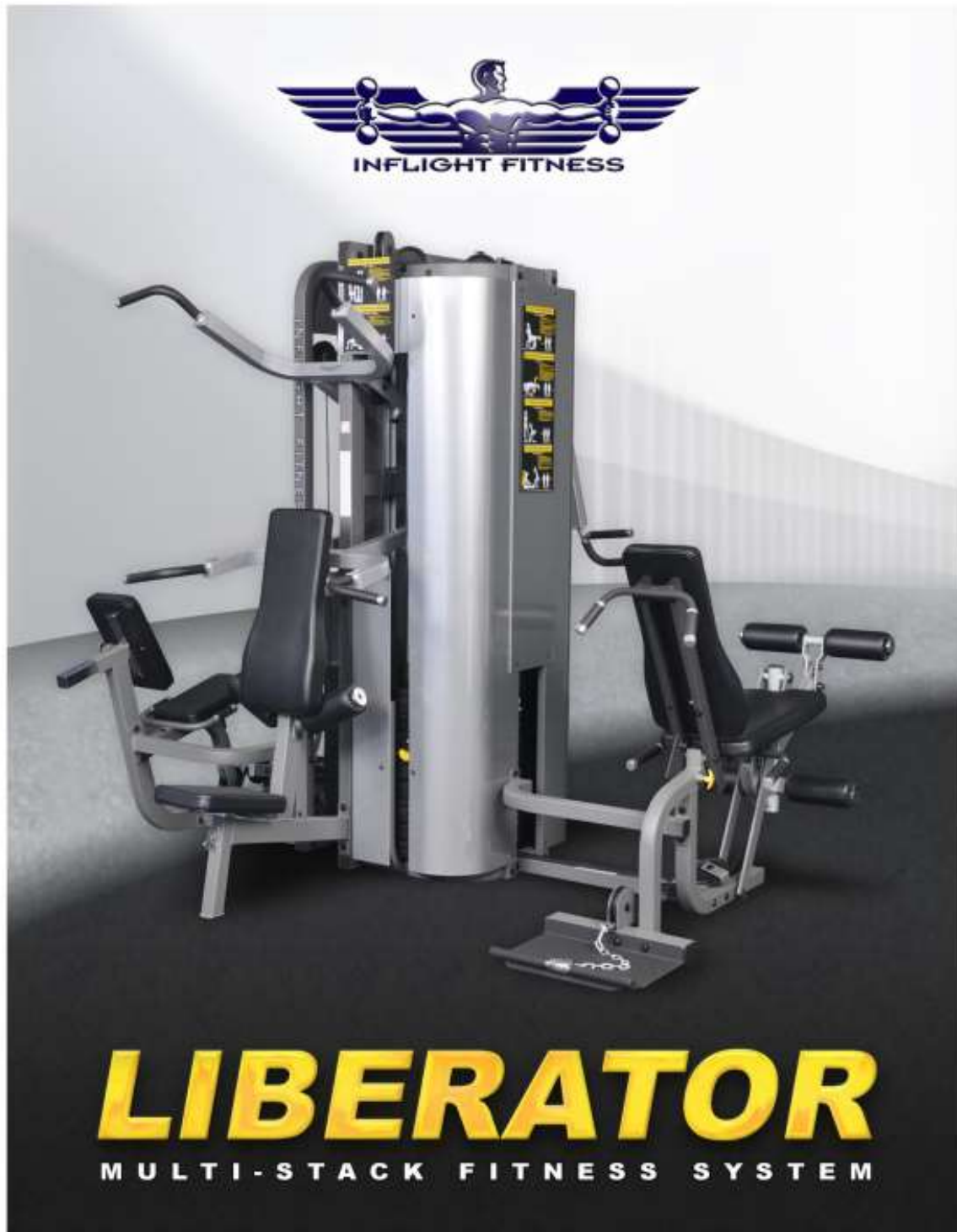
- Park was inspected and is in satisfactory condition.

Clubhouse Lobby/Restrooms Maintenance and Repair



- Clubhouse lobby/restrooms inspected and in satisfactory condition.

Exhibit A



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



The Liberator by Inflight Fitness is the most compact, versatile, and durable commercial strength training system on the market today. Modern styling and rugged dependability are combined in a compact package that is destined to meet your budget and exceed any workout enthusiast's expectations. The Liberator Strength Training system allows three users to workout simultaneously and four users when you add the optional fourth weight stack. Simplicity and reliability in design are hallmarks of the Liberator Strength Training System, with minimal adjustments to manage and the heaviest duty commercial components for reliability. The Liberator Strength Training System IS the strength training system you have been searching for!!!

Optional 4th Stack Leg Press

Optional 4th Stack Cable Column

Standard Liberator Configuration

Shown with optional shrouds

THE Ultimate three or four weight stack Strength Training System for your gym or fitness center!

	<p>Commercial rated 1" shafts and pillow block bearings assure precise movement while providing ultimate durability.</p>		<p>Each exercise station features easy to understand instructional placards to demonstrate machine set-up, proper form, and targeted muscle groups.</p>
	<p>Our cables are twice as strong as most competitors' cables. We use Loos USA 4000lb rated military-spec cables with stainless steel swaged ball ends for maximum life expectancy and user safety. The cables are routed over extra large 4 1/2" and 6" pulleys.</p>		<p>All Hand Grips are made of non-absorbent UV resistant, closed cell foam and are finished with machined aluminum grip caps to prevent wear while looking great. Hand Grips are positioned to keep joints in a neutral position, reducing joint stress and maximizing a safe workout experience.</p>
	<p>Premium upholstered padding is full commercial, 40-50 durometer HR foam with sewn vinyl covers for maximum strength and a tailored look. Contoured seat and back pads provide lumbar support and maximum comfort.</p>		<p>The open yoke Lat Pulldown has wide-open head clearance for safety. Also, the Shoulder Press allows for presses to be performed seated upright, facing in or out, for greater joint comfort.</p>
	<p>Each station boasts a 200lb. tiered weight stack. Additional weight can be ordered in 50lb. increments up to 300lb per station! Steel weight stack selector pins are attached by a coiled lanyard to help prevent loss.</p>		<p>The Liberator Strength Training System allows the user to position the seats for their height and comfort with our easy to use ratchet adjustment system.</p>

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

With Optional 4th Stack Cable Column **Standard 3 Stack Configuration** **With Optional 4th Stack Leg Press**

8 Stack Multi-Gym Configuration

EXERCISE STATIONS	
STATION 1:	Lat Pull, Shoulder Press
STATION 2:	Seated Leg Extension, Lying Leg Curl, Bicep Curl, Low Row
STATION 3:	Chest Press, Ab Crunch, Overhead Triceps
STATION 4:	Leg Press OR Cable Column
8 STACK:	Standard Stations 1-3 Plus Cable Column (x2)

All Inflight Fitness Machines have a lifetime warranty on the frame and welds and one year on cables, pulleys and moving parts.
Additional terms and conditions apply. See warranty for details.
Inflight Fitness reserves the right to make design changes at any time.

INFLIGHT FITNESS

8321 STANDUSTRIAL STREET - STANTON, CA 90680 - TEL. 714 821 4177 - FAX. 714 821 4181
www.inflightfitness.com
See more at www.inflightfitness.com or on Facebook at Inflight Fitness Products

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



The Fitness Solution, Inc.
 PO Box 260363
 Pembroke Pines, FL 33026
 Office: 9545054178

Estimate

Date	Estimate #
6/6/25	29583

Name / Address		Ship To		
South Dade Ventures CDD- Waterstone II 5385 N. Nob Hill Road Sunrise, FL 33351		Waterstone II 1355 Waterstone Way Homestead, FL 33033		
Customer Contact	Customer E-mail	Customer Phone	P.O. No.	Terms
	jwasserman@gmscfl.com	954-721-8681 X 204		Net 30
Item	Description	Qty	Cost	Total
Equipment- Large	Inflight Fitness liberator Multistation- 4 station unit with leg press option, shrouds and (4) 200lb stacks. Leg press station does not have a shroud for weight stack.	1	8,519.44	8,519.44
Freight- Equipment	Delivery, assembly and installation of fitness equipment.		2,174.00	2,174.00
			Subtotal	\$10,693.44
			Sales Tax (0.0%)	\$0.00
			Total	\$10,693.44

Signature _____

info@TheFloridaFitnessSolution.com

Please sign and return when approved.

TheFloridaFitnessSolution.com

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

Daily logins

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS	<u>11</u> AMENITY ACCESS <u>2</u>

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
FANETTE JOSEPH	6/2/25	11:46am	EPASS QUESTIONS	NO	ASKED FOR EPASS REQUIREMENTS. PROVIDED EMAIL W/ REQUIREMENTS.
JOSE FERNANDEZ	6/2/25	1:30pm	EPASS QUESTIONS	NO	ASKED FOR EPASS REQUIREMENTS. PROVIDED REQUIREMENTS.
ANDRES GONZALEZ	6/3/25	12:12pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS. FOR NEW VEHICLE.
REBECCA GARCIA	6/3/25	5:28pm	EPASS QUESTIONS	NO	INQUIRED ABOUT EPASS.
RUBEN (DML)	6/3/25	5:30pm	REPAIR ACCESS CONTROL SYSTEM	NO	ATTEMPTING TO REPAIR ACCESS CONTROL SYSTEM
VICTOR VALLADARES	6/4/25	11am	CLUBHOUSE RENTAL	YES	SPOKE ABOUT CLUBHOUSE RENTAL AND EVENT.
Tommy Boyken	6/4/25	11:50am	EPASS	NO	EPASS REPLACEMENT.
REYNOL FERNANDEZ	6/4/25	12:45pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS FOR NEW VEHICLE.
ANTHONY KORDYS	6/4/25	1pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS FOR NEW TENANT.
MICHAEL CRUZ	6/4/25	1:10pm	EPASS	NO	EPASS REPLACEMENT.
VICTOR VALLADARES	6/4/25	3pm	UNKNOWN/WAS AN LUNCH BREAK.	NO	N/A
ANGEL (AC)	6/5/25	11:45am	SERVICING A/C UNIT.	NO	REGULAR MAINTENANCE VISIT FOR A/C.
ANGELIE JOSEPH	6/5/25	12:16pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
KEVIN WIMBERLY (DML)	6/5/25	12:30pm	REPAIRING ACCESS CONTROL SYSTEM	NO	ACCESS CONTROL SYSTEM REPAIRED.
TECH FROM (THE FITNESS SOLUTION)	6/6/25	9am	SERVICING GYM EQUIPMENT	NO	REGULAR MAINTENANCE OF GYM EQUIPMENT.
GUSTAVO MENDRILE	6/6/25	11:40am	EPASS QUESTIONS	NO	ASKED FOR EPASS REQUIREMENTS. PROVIDED EMAIL W/ REQUIREMENTS.
Daniela Cuellar	6/6/25	12:53pm	AMENITY ACCESS	NO	PROVIDED ACCESS TO POOL & GYM.
Neyda Carrasques	6/6/25	1:07pm	AMENITY ACCESS	NO	PROVIDED ACCESS TO POOL & GYM.
JACKIE MOREL	6/6/25	1:23pm	EPASS	NO	EPASS REPLACEMENT

WATERSTONE CLUBHOUSE LOGIN SHEET	
VISIT COUNT FOR: EPASS	<u>9</u> AMENITY ACCESS <u>3</u>

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
KRYSTAL ALARCON	6/6/25	8	EPASS QUESTION	NO	PROVIDED REQUIREMENTS FOR EPASS.
ANDY GARCIA	6/6/25		EPASS	NO	PURCHASED AND ACQUIRED AN EPASS FOR NEW HOMEOWNER.
ZUALETTE BRILL	6/6/25		EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
DESMIA CLARKE	6/6/25		AMENITY ACCESS	NO	PROVIDED CLUBHOUSE ACCESS TO POOL AND GYM.
VANESSA JENKINS	6/6/25		EPASS QUESTION	NO	PROVIDED EMAIL AND HAA FORM.
José Moya	6/6/25	5:39	Amenity Recognition	NO	granted Access for Amenities
MILDANIA GALAN	6/9/25	9:00am	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
RUTHA SUMNERSET	6/9/25	10:20am	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
ALFREDO BELTRAN	6/9/25	11:13am	EPASS QUESTIONS	NO	WILL RETURN WITH MONEY ORDER FOR EPASS PURCHASE.
BRITNEY (CINTAS)	6/9/25	11:35am	SERVICE OF POOL MATS	NO	REGULAR MAINTENANCE VISIT.
CLAUDETE FARSA	6/9/25	11:37am	EPASS	NO	REPLACEMENT OF DAMAGED EPASS STICKER.
JJ Young Park	6/9/25	11:46am	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
MIA CASEY	6/9/25	12:15pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
ALEXANDER RAMOS	6/9/25	12:40pm	EPASS	NO	PURCHASED AND ACQUIRED AN EPASS.
MARIA Pacheco	6/9/25	2:49pm	MONEY ORDER P.M.	NO	PICKED UP CLUBHOUSE (SECURITY) RENTAL MONEY ORDER DEPOSIT
LORENZO MORALES	6/9/25	3:44pm	EPASSES	NO	WILL RETURN WITH MONEY ORDER PAYMENTS FOR EPASSES.
TOMMY STEELE	6/9/25	4:00pm	AMENITY ACCESS QUESTION	NO	PROVIDED INFORMATION REQUIRED FOR ACCESS.
AMANDA FELTON	6/9/25	4:05pm	AMENITY ACCESS QUESTION	NO	PROVIDED INFORMATION FOR AMENITY ACCESS.
IREM OZCAN	6/9/25	4:15pm	AMENITY ACCESS	NO	PROVIDED ACCESS.

WATERSTONE CLUBHOUSE LOGIN SHEET

VISIT COUNT FOR: EPASS 7 AMENITY ACCESS 2

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Luis Botet	6/9/25	4:36pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS.
Luis Botet	6/9/25	7:37pm	Rental	No	Inquired info for Rental (4)
VICTOR VALLADARES	6/10/25	9:27am	EVENT	NO	EMAILING FLYER.
JESSICA SIMMONS	6/10/25	11:41am	EPASS	NO	PURCHASED AND ACQUIRED EPASS.
Stephanie A.	6/10/25	1:41	AMENITY ACCESS REPAIR	NO	FACIAL RECOGNITION FOR POOL STILL HAVING ISSUES. ^{UPDATED} PHOTO.
HECTOR HERRANDEZ	6/10/25	2:22pm	EPASS	NO	EPASS REPLACEMENT OF DAMAGED STICKER.
GLORIA MUNOZ	6/10/25	2:47pm	QUESTION REGARDING CDD MAINTAINED AREA	NO	PROVIDED EMAIL FOR CONTACT WHO CAN PROVIDE ACCURATE INFORMATION.
YVETTE FIGUEROA	6/10/25	3:21pm	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS.
CLAUDIA CHAVARRIA	6/10/25	3:52pm	EPASS QUESTION	NO	PROVIDED REQUIREMENT REQUIREMENT INFORMATION.
MICHAEL BIZ	6/10/25	4:17pm	EPASS QUESTION	NO	PROVIDED EPASS REQUIREMENT INFO.
MAURO DIAZ	6/10/25	5:41pm	EPASS	NO	Bought Pay Pg 1 (8)
ALFARO GONZALEZ	6/11/25	11:46pm	CLUBHOUSE QUESTION CDD EASEMENT	NO	RESIDENT ASKED IF PORTOFINO ESTATES CAN UTILIZE WCII.
FLOR B. GARCIA	6/11/25	12:50pm	QUESTION	NO	PORTOFINO LAKES / TREES IN EASEMENT (7) 4476904
HELEN RIVERA	6/11/25	1:35pm	EPASS	NO	REPLACEMENT OF DAMAGED EPASS.
JEANETTE ANTHONY	6/11/25	2:36pm	EPASS QUESTION	NO	FOR A NEW EPASS DECAL
ANTHONY ANDERSON	6/11/25	2:37pm	EPASS	NO	PURCHASED AND ACQUIRED NEW EPASS DECAL.
VICTOR VALLADARES	6/11/25	3:25pm	UNKNOWN/HOA ADVISED	NO	WAS NOT ABLE TO SPEAK TO HIM WAS IN THE RESTROOM.
MOSES WALKER	6/11/25	3:37pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS.
Walker Ramsey	6/11/25	3:41pm	EPASS Inquiry	NO	Inquired EPASS Details (8)

Page 1 of 1

WATERSTONE CLUBHOUSE LOGIN SHEET					
VISIT COUNT FOR: EPASS <u>4</u> AMENITY ACCESS <u>4</u>					

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
Faderi Her	6/11/25	5:15	EPASS	NO	purchased EPASS (P)
MARCO NOLO	6/11/25	6:27	POOL ACCESS	NO	POOL / facial recognition (P)
ROBERTO FERNANDEZ	6/12/25	9:45am	EPASS QUESTIONS	NO	EPASS QUESTIONS.
TECHNICIAN (R&B)	6/12/25	9:45am	REGULAR SERVICE VISIT	NO	REGULAR SERVICE VISIT POOL MAINTENANCE.
VICTOR VILLANARES	6/12/25	9:58am	ASSISTANCE FROM MAYRA.	NO	ASSISTANCE FROM MAYRA.
TANIA GARCIA	6/12/25	10:12am	AMENITY ACCESS	NO	QUESTION ABOUT AMENITY ACCESS.
ADRIAN BISONO	6/12/25	11:24am	CLUBHOUSE RENTAL QUESTION	NO	RESIDENT INTERESTED IN RENTING CLUBHOUSE. PROVIDE EMAIL TO MAKE FORMAL REQUEST.
GRACEY FIGUEROA	6/12/25	2:15pm	AMENITY ACCESS	NO	PROVIDED CLUBHOUSE AND AMENITY ACCESS.
JOAQUIN DEL RIO	6/12/25	3:57pm	EPASS QUESTIONS	NO	PROVIDED CLUBHOUSE AND AMENITY ACCESS. PROVIDED INFO.
TECHNICIAN (R&B)	6/12/25	4:05pm	SERVICE VISIT	NO	REGULAR SERVICE VISIT
Yessenia Veldin	6/12/25	4:58pm	EPASS	NO	EPASS / Pay for
Bill / Luis	6/12/25	5:02pm	Damaged EPASS	NO	Replaced EPASS
ADRIANA TAPIA	6/13/25	11:07am	AMENITY QUESTION	NO	AMENITY QUESTION INFO PROVIDED
JOAQUIN DEL RIO	6/13/25	11:29am	EPASS	NO	PURCHASED AND ACQUIRED EPASSES.
FRANCOIS THIENNE	6/13/25	12:05pm	EPASS QUESTIONS	NO	INQUIRING ABOUT HOW TO OBTAIN AN EPASS.
JIM HOLT	6/13/25	12:12pm	AMENITY QUESTIONS	NO	QUESTIONS ABOUT POOL & Gym hours.
MELISSA MENDEZ	6/13/25	1:05pm	EPASS/ AMENITY ACCESS	NO	PROVIDED BOTH.
VICTOR VILLANARES	6/13/25	2:07pm	UNKNOWN	NO	UNKNOWN / ON LUNCH BREAK.
MANUEL DIAZ	6/13/25	2:44pm	EPASS QUESTIONS	NO	PROVIDED EPASS INFO.

WATERSTONE CLUBHOUSE LOGIN SHEET					
VISIT COUNT FOR: EPASS <u>8</u> AMENITY ACCESS <u>4</u>					

Name	Date	Time	Reason for visit	Appointment [Y/N]	Questions posed/Actions taken
YUAN GONZALEZ	6/13/25	3:53pm	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS.
Kristel Alarcon	6/13/25	5:58pm	EPASS	NO	Purchased Epass (P)
VICTOR VALLANAR	6/16/25	10 AM	SPEAK TO MAYRA	NO	UNKNOWN.
MARIA RONELLA	6/16/25	11:03am	AMENITY QUESTIONS	NO	ASKING IF THE POOL WAS OPEN.
WALKER JZQUEZ	6/16/25	12:19pm	EPASS	NO	PURCHASED AND ACQUIRED EPASSES.
CHRISTIAN RIVERA	6/16/25	1:12pm	AMENITY QUESTION	NO	ASKED FOR REQUIREMENTS TO BECOME CLUBHOUSE MEMBER.
Jose Norori	6/16/25	6:41pm	AMENITY ACCESS	NO	Sign up Facial Recognition (P)
ALEX DIAZ	6/17/25	1:29pm	AMENITY QUESTION	NO	ASKED WHAT WAS REQUIRED TO RECEIVED AMENITY ACCESS.
KATHY SK VARGUES	6/17/25	2:22pm	HOA QUESTION	NO	PROVIDED CONTACT FOR FIRST SERVICE.
Manuel Clavera	6/17/25	22:24	AMENITY ACCESS	NO	PROVIDED AMENITY ACCESS.
RICARDO PAZ	6/17/25	3:07pm	EPASS	NO	PROVIDED EPASS WILL RETURN (RAIDING) FOR EPASS.
Arlet Sanchez	6/17/25	4:55pm	EPASS	NO	epass was not working
Michel Lorenzo	6/17/25	5:44pm	EPASS	NO	Bought epass / PAYPAL
JOSE OTERO	6/18/25	9:41am	AMENITY EPASS QUESTION	NO	ASKING HOW HE CAN ACQUIRE EPASS A NEW EPASS. REPLACED
DAVID WOLIN	6/18/25	1:05pm	EPASS	NO	PURCHASED AND ACQUIRED EPASS.
MARIA CARRILLO	6/18/25	2:37pm	AMENITY ACCESS	NO	PROVIDE AMENITY ACCESS TO POOL.
Abe Rodriguez	6/18/25	4:48pm	EPASS	NO	Purchased Epass
Monica Rodriguez	6/18/25	7:40pm		NO	
MARIE SCHREIBER	6/19/25	11:00am	AMENITY QUESTION	NO	RESIDENT OF NEARBY COMMUNITY ASKING HOW TO BECOME A MEMBER.

VISIT COUNT FOR: EPASS _____ AMENITY ACCESS _____

[illegible]

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **South Dade Venture Community Development District**, as described in the attached **MAP**, has **4739** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2025

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The [?] links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message “Form Available Soon”. When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to “View Form” for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

Suborganization

Board of Supervisors

Sort by:

PID

Form Year

Filer Name

Filing Requirement

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
287181	2024	Jessica Cabrera	<div><div>•</div><div>South Dade Venture Community Development District - Board of Supervisors</div><div>[?]</div></div>	Form 1 with COE [?]	<div><div>×</div>Form 1 Not Filed</div>	View Filings
217799	2024	Curtis Cooper	<div><div>•</div><div>Homestead - Police Pension Board</div><div>[?]</div></div> <div><div>•</div><div>South Dade Venture Community Development District - Board of Supervisors</div><div>[?]</div></div>	Form 1 with COE [?]	<div><div>×</div>Form 1 Not Filed</div>	View Filings
294656	2024	Michael Cruz	<div><div>•</div><div>South Dade Venture Community Development District - Board of Supervisors</div><div>[?]</div></div>	Form 1 with COE [?]	<div><div>×</div>Form 1 Not Filed</div>	View Filings
306038	2024	Desiree Rivera	<div><div>•</div><div>South Dade Venture Community Development District - Board of Supervisors</div><div>[?]</div></div>	Form 1 with COE [?]	<div><div>×</div>Form 1 Not Filed</div>	View Filings
287182	2024	Victor Valladar es	<div><div>•</div><div>South Dade Venture Community Development District - Board of Supervisors</div><div>[?]</div></div>	Form 1 with COE [?]	<div><div>×</div>Form 1 Not Filed</div>	View Filings

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Rows per page: 25

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Memorandum

To: Board of Supervisors

From: District Management

Date: June 26, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

South-Dade Venture Community Development District

Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

South-Dade Venture Community Development District

District Manager:_____

Date:_____

Print Name:_____

South-Dade Venture Community Development District

South-Dade Venture
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
5/21/25	20854-20863	\$13,508.52
5/28/25	20864-20871	63,538.80
6/3/25	20872-20880	42,840.93
6/11/25	20881-20887	30,634.18
TOTAL		\$150,522.43

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
SOUTH-DADE VENTURE - GF
BANK A GENERAL FUND - WELLS

RUN 6/17/25

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/21/25	00049	5/06/25 8396 SVCS 04/25	202504 310-51300-31100	ALVAREZ ENGINEERS, INC.	*	3,240.00	3,240.00 020854
5/21/25	00366	5/09/25 0854352- SVCS 05/25	202505 320-53800-41005	COMCAST	*	132.55	132.55 020855
5/21/25	00435	11/24/24 5208-1 SVCS 11/24 CH MAGLOCK	202411 320-53800-46100		*	41.00	
		1/06/25 5403-1 SVCS 01/25 GH1 DOWN	202501 320-53800-46100		*	35.00	
		1/06/25 5408-2 SVCS 01/25 PMSA	202501 320-53800-46100		*	122.50	
		1/08/25 5426-1 SVCS 01/25 GH3 POLE DOWN	202501 320-53800-46100		*	35.00	
		3/17/25 5624-3 SVCS 03/25 CLBHOUSE ALARM	202503 320-53800-46100		*	493.60	
		3/17/25 5661-1 SVCS 03/25 GH3 WIRE CLEAN	202503 320-53800-46100		*	392.50	
		3/20/25 5696-1 SVCS 03/25 GH1 NOT CONNEC	202503 320-53800-46100		*	35.00	
		3/24/25 5731-1 SVCS 03/25 PMSA	202503 320-53800-46100		*	625.00	
		3/24/25 5738 SVCS 03/25 VIDEO AGREE	202503 320-53800-46100	DML SECURITY SYSTEMS LLC	*	3,750.00	5,529.60 020856
5/21/25	00361	5/12/25 67200 PREVENTIVE MAINT 05/25	202505 320-57200-46100	THE FITNESS SOLUTION	*	175.00	175.00 020857
5/21/25	00384	6/01/25 0220973 POOL SVCS 06/25	202506 320-57200-45300	FLORIDA'S BRIGHT & BLUE POOLS, INC	*	1,300.00	1,300.00 020858
5/21/25	00023	5/14/25 052025 SVCS 05/25	202505 320-53800-43000		*	383.52	
		5/14/25 052025 SVCS 05/25	202505 320-53800-43100		*	27.20	
		5/14/25 052025 SVCS 05/25	202505 320-53800-43200		*	1,855.08	
		5/14/25 052025 SVCS 05/25	202505 320-53800-43400	FLORIDA POWER & LIGHT	*	140.39	2,406.19 020859

SDVN SOUTH DADE VEN JWASSERMAN

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
SOUTH-DADE VENTURE - GF
BANK A GENERAL FUND - WELLS

RUN 6/17/25

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/21/25	00496	5/13/25 05132025	202505 320-53800-46000	REIMB FASTSIGNS	*	272.00	
				MAYRA PADILLA			272.00 020860
5/21/25	00496	5/14/25 051425	202505 320-57200-52005	4TH OF JULY DECOR 05/25	*	78.18	
				MAYRA PADILLA			78.18 020861
5/21/25	00149	4/29/25 042925	202504 310-51300-49000	REGISTRED VOTERS	*	60.00	
				MIAMI DADE ELECTIONS			60.00 020862
5/21/25	00466	4/24/25 294	202504 320-53800-46000	SVCS 04/25	*	315.00	
				Q'S ANIMAL REMOVAL			315.00 020863
5/28/25	00235	5/21/25 894177	202505 320-57200-46000	SVCS 05/25	*	79.50	
				ALL FLORIDA PEST CONTROL			79.50 020864
5/28/25	00022	6/01/25 19574	202506 320-53800-46800	SVCS 06/25	*	1,644.00	
				ALLSTATE RESOURCE MANAGEMENT, INC.			1,644.00 020865
5/28/25	00406	5/01/25 9330853	202505 320-53800-46200	QRTLY RETAINAGE 05/25	*	11,081.27	
		5/01/25 9330853	202505 320-53800-46202	QRTLY RETAINAGE 05/25	*	806.90	
		5/01/25 9330853	202505 320-57200-46200	QRTLY RETAINAGE 05/25	*	356.63	
		5/01/25 9330853	202505 320-53800-46200	LANDSCAPE MAINT 05/25	*	33,917.39	
		5/01/25 9330853	202505 320-53800-46202	LANDSCAPE MAINT 05/25	*	2,391.80	
		5/01/25 9330853	202505 320-57200-46200	LANDSCAPE MAINT 05/25	*	425.21	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			48,979.20 020866
5/28/25	00442	5/18/25 1129044-	202505 320-53800-41005	SVCS 05/25	*	279.02	
				COMCAST			279.02 020867
5/28/25	00007	5/20/25 88670980	202505 310-51300-42000	DELIVERY THRU 05/15/25	*	56.74	
				FEDEX			56.74 020868

SDVN SOUTH DADE VEN JWASSERMAN

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
SOUTH-DADE VENTURE - GF
BANK A GENERAL FUND - WELLS

RUN 6/17/25

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/28/25	00384	4/29/25 0220904	202504 320-57200-45300	SVCS 04/25	*	2,346.22	
FLORIDA'S BRIGHT & BLUE POOLS, INC							2,346.22 020869
5/28/25	00477	5/21/25 3120	202505 320-53800-34500	SVCS 05/12-05/18/25	*	9,686.40	
MAVERICK SECURITY SERVICES, LLC							9,686.40 020870
5/28/25	00496	5/28/25 05282025	202505 310-51300-49000	REMIB SDV TOWN HALL 05/25	*	203.81	
		5/28/25 05282025	202505 310-51300-49000	SDV TOWNHALL PUBLIX 05/25	*	62.37	
		5/28/25 05282025	202505 320-57200-46000	STAFF SHIRTS BRIAN CORREA	*	110.94	
		5/28/25 05282025	202505 320-57200-46000	FLAGS DOR DISTRICT 05/25	*	90.60	
MAYRA PADILLA							467.72 020871
6/03/25	00007	5/27/25 88745491	202505 310-51300-42000	DELIVERY THRU 05/16/25	*	20.09	
FEDEX							20.09 020872
6/03/25	00038	6/01/25 713	202506 310-51300-34000	MGMT FEES 06/25	*	5,538.92	
		6/01/25 713	202506 310-51300-44000	RENT 06/25	*	200.00	
		6/01/25 713	202506 310-51300-35100	COMPUTER TIME 06/25	*	83.33	
		6/01/25 713	202506 320-53800-49300	WEBSITE ADMIN 06/25	*	250.00	
		6/01/25 713	202506 310-51300-42000	POSTAGE&DELIVERY 06/25	*	33.12	
		6/01/25 713	202506 310-51300-42500	COPIES 06/25	*	.30	
		6/01/25 714	202506 320-57200-34000	CLBHOUSE/ FIELD SVCS 6/25	*	9,583.33	
		6/01/25 715	202506 320-53800-46100	GATE MGMT FEES 06/25	*	833.33	
		6/01/25 716	202506 300-20700-10500	SERIES 2013 BONDS	*	208.33	
		6/01/25 716	202506 700-51700-73000	SERIES 2013 BONDS	*	208.33	
		6/01/25 716	202506 700-13100-10000	SERIES 2013 BONDS	*	208.33-	
GOVERNMENTAL MANAGEMENT SERVICES							16,730.66 020873

SDVN SOUTH DADE VEN JWASSERMAN

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*** CHECK NOS. 020854-020887

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
SOUTH-DADE VENTURE - GF
BANK A GENERAL FUND - WELLS

RUN 6/17/25

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/03/25	00495	5/28/25 INV19942	202505 320-57200-52005	BANNER INSTALLATION 5/25	*	3,114.00	
				HOLIDAY OUTDOOR DECOR			3,114.00 020874
6/03/25	00477	5/28/25 3122	202505 320-53800-34500	SVCS 05/19-05/25/25	*	9,686.40	
		6/02/25 3140	202506 320-53800-34500	SVCS 05/26-06/01/25	*	9,686.40	
				MAVERICK SECURITY SERVICES, LLC			19,372.80 020875
6/03/25	00496	6/02/25 06022025	202506 320-57200-46000	SDV STORAGE 06/25	*	158.00	
				MAYRA PADILLA			158.00 020876
6/03/25	00523	5/31/25 304267	202505 310-51300-48000	IPL02201310-IPL0220131	*	652.41	
		5/31/25 304268	202505 310-51300-48000	IPL02315870-IPL0231587	*	419.00	
				MCCLATCHY COMPANY LLC			1,071.41 020877
6/03/25	00211	5/21/25 29771	202505 320-53800-46000	REPAIRS 05/25	*	375.00	
		5/21/25 29771	202505 320-53800-46100	REPIARS 05/25	*	675.00	
		5/29/25 29780	202505 320-53800-46000	REPAIRS 05/25	*	575.00	
		5/29/25 29780	202505 320-57200-46000	REPAIRS 05/25	*	260.00	
				ORTIZ CONSTRUCTION SERVICES			1,885.00 020878
6/03/25	00432	5/21/25 96125150	202506 320-53800-41000	SVCS 06/25	*	53.80	
				T-MOBILE			53.80 020879
6/03/25	00430	6/01/25 INV-VCI-	202506 320-53800-34501	M-POST LICENSE	*	380.77	
		6/01/25 INV-VCI-	202506 320-53800-34501	POST	*	54.40	
				TRACKFORCE - RTM SOFT, INC.			435.17 020880
6/11/25	00401	5/30/25 6296	202505 320-57200-46000	SVCS 05/25	*	225.00	
		5/30/25 6297	202505 320-53800-46100	SVCS 05/25	*	225.00	
				ANGEL J. MARTIN			450.00 020881

SDVN SOUTH DADE VEN JWASSERMAN

AP300R
*** CHECK NOS. 020854-020887

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
SOUTH-DADE VENTURE - GF
BANK A GENERAL FUND - WELLS

RUN 6/17/25

PAGE 5

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/11/25	00041	5/23/25 052025	202505 320-53800-43000		*	32.41	
		SVCS 05/24					
5/23/25		052025	202505 320-53800-43100		*	92.17	
		SVCS 05/24					
5/23/25		052025	202505 320-53800-43200		*	814.67	
		SVCS 05/24					
5/23/25		052025	202505 320-53800-43300		*	46.01	
		SVCS 05/24					
5/23/25		052025	202505 320-53800-43400		*	415.21	
		SVCS 05/24					
5/23/25		052025	202505 320-57200-43000		*	2,659.21	
		SVCS 05/24					
CITY OF HOMESTEAD							4,059.68 020882
6/11/25	00435	6/04/25 5945-1	202505 320-53800-46100		*	97.50	
		POOL FACIAL READER 05/25					
6/04/25		5959-1	202506 320-53800-46100		*	965.00	
		LPR REPLACEMENT 06/25					
6/06/25		5948-1	202505 320-53800-46100		*	2,695.00	
		CLBHOUSE MAGLOCK 05/25					
6/06/25		5977	202505 320-53800-46100		*	3,750.00	
		VIDEO SURVEILLANCE 05/25					
DML SECURITY SYSTEMS LLC							7,507.50 020883
6/11/25	00361	6/06/25 67328	202506 320-57200-46100		*	205.00	
		PREVENTIVE MAINT 06/25					
THE FITNESS SOLUTION							205.00 020884
6/11/25	00023	6/03/25 062025	202506 320-53800-43250		*	1,000.00	
		STREETLIGHT AGREE 06/25					
FLORIDA POWER & LIGHT							1,000.00 020885
6/11/25	00053	6/07/25 052025	202505 320-53800-34501		*	17,331.00	
		SVCS 05/25					
FRATERNAL ORDER OF POLICE							17,331.00 020886
6/11/25	00496	6/04/25 3914	202506 310-51300-49000		*	81.00	
		REIMB PUBLIC NOTARY 06/25					
MAYRA PADILLA							81.00 020887
TOTAL FOR BANK A						150,522.43	
TOTAL FOR REGISTER						150,522.43	

SDVN SOUTH DADE VEN JWASSERMAN

South-Dade Venture
Community Development District

Unaudited Financial Reporting
May 31, 2025



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South-Dade Venture
Community Development District
Balance Sheet
May 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Operating Account	\$ 23,756	\$ -	\$ 23,756
Due from Other-PayPal	2,145	-	2,145
Due from General Fund	-	56,871	56,871
Investments:			
State Board of Administration - Surplus	901,866	-	901,866
State Board of Administration - Guardhouse Reserves	90,178	-	90,178
State Board of Administration - Clubhouse Reserves	181,699	-	181,699
BankUnited Money Market Account	86,849	-	86,849
Series 2008			
Revenue	-	8,522	8,522
Prepayment	-	2,614	2,614
Series 2013			
Reserve	-	25,000	25,000
Revenue	-	243,815	243,815
Prepayment	-	3,176	3,176
Series 2022			
Reserve	-	33,433	33,433
Revenue	-	58,669	58,669
Deposits	2,434	-	2,434
Total Assets	\$ 1,290,972	\$ 432,100	\$ 1,723,073
Liabilities:			
Accounts Payable	\$ 41,942	\$ -	\$ 41,942
Due to Debt Service	56,871	-	56,871
Total Liabilities	\$ 98,814	\$ -	\$ 98,814
Fund Balance:			
Nonspendable:			
Deposits	\$ 2,434	\$ -	\$ 2,434
Restricted for:			
Debt Service	-	432,100	432,100
Assigned for:			
Clubhouse Reserves	181,699	-	181,699
Guardhouse Reserves	90,178	-	90,178
Unassigned	915,803	-	915,803
Total Fund Balances	\$ 1,192,159	\$ 432,100	\$ 1,624,259
Total Liabilities & Fund Balance	\$ 1,290,972	\$ 432,100	\$ 1,723,073

South-Dade Venture

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ended May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 05/31/25	Through 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,065,689	\$ 2,065,689	\$ 2,032,775	\$ (32,914)
Interest Income	20,000	13,333	35,110	21,777
Miscellaneous Income-Vehicle Registration	15,000	10,000	4,545	(5,455)
Miscellaneous Income-Clubhouse	600	400	1,075	675
Donations	-	-	1,795	1,795
Unassigned Fund Balance	125,570	83,713	-	(83,713)
Total Revenues	\$ 2,226,859	\$ 2,173,136	\$ 2,075,576	\$ (97,560)

Expenditures:

General and Administrative:

Supervisor Fees	\$ 12,000	\$ 8,000	\$ 5,000	\$ 3,000
Payroll Taxes	918	612	383	230
Engineering	8,000	5,333	14,793	(9,459)
Arbitrage Calculation	600	600	600	-
Assessment Roll Administration	2,000	2,000	2,000	-
Attorney	25,000	16,667	16,910	(243)
Annual Audit	4,400	4,400	4,400	-
Trustee Fees	12,174	10,517	10,517	-
Management Fees	66,467	44,312	44,311	0
Information Technology	1,000	667	667	0
Postage and Delivery	2,000	1,333	1,180	153
Insurance General Liability	12,031	12,031	11,702	329
Printing and Binding	1,000	667	66	601
Rental and Leases	2,400	1,600	1,600	-
Legal Advertising	1,000	1,000	2,764	(1,764)
Other Current Charges	2,500	1,667	2,009	(342)
Office Supplies	250	167	0	167
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	\$ 153,915	\$ 111,746	\$ 119,075	\$ (7,329)

Operations and Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 5,000	\$ 3,333	\$ 2,681	\$ 652
Electric - Street Lighting	32,000	21,333	21,119	215
Electric - Street Lighting Lease	27,612	18,408	2,301	16,107
Electric - Irrigation	3,500	2,333	1,690	643
Electric - Guardhouse	8,000	5,333	4,346	987
Cable/Internet	26,000	17,333	19,345	(2,011)
Telephone-Wireless	720	480	430	50
Landscape Maintenance	473,211	315,474	305,333	10,141
Tree Trimming	33,475	22,317	37,786	(15,469)
Plant Replacement	20,000	13,333	10,739	2,594
Irrigation Maintenance	10,000	6,667	1,036	5,631
Lake Maintenance	19,164	12,776	13,240	(464)

South-Dade Venture
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 05/31/25	Through 05/31/25	Variance
General Maintenance Expenditures (Continued)				
General Maintenance	10,000	6,667	14,651	(7,984)
Pressure Cleaning	16,500	16,500	16,735	(235)
Culvert Cleaning	18,000	12,000	-	12,000
Property Insurance	32,657	32,657	29,614	3,043
Banner/Holiday Decorations	115,000	115,000	129,361	(14,361)
Security Gate Guards	467,640	311,760	328,002	(16,242)
Gate Maintenance/Repairs	82,000	54,667	64,758	(10,091)
Enhanced Security	292,045	194,697	139,400	55,297
Web Design/Maintenance	3,000	2,000	2,000	-
Newsletter Printing	4,000	2,667	2,226	441
Contingency	10,000	10,000	25,775	(15,775)
Capital Projects	-	-	2,847	(2,847)
Subtotal General Maintenance Expenditures	\$ 1,709,525	\$ 1,197,735	\$ 1,175,414	\$ 22,321
Clubhouse Expenditures				
Security	\$ 71,000	\$ 47,333	\$ 50,917	\$ (3,584)
Telephone	6,750	4,500	4,505	(5)
Utilities	33,000	22,000	17,206	4,794
Property Insurance	14,850	14,850	13,466	1,384
Alarm Monitoring	3,000	2,000	728	1,272
Pool Maintenance and Repairs	37,000	24,667	21,683	2,983
Club Operation/Staff	115,000	76,667	76,667	0
Workers' Compensation Insurance	1,620	1,620	955	665
Fitness Equipment Maintenance	6,000	4,000	7,976	(3,976)
Office Supplies and Printing	4,000	2,667	2,002	665
Repairs and Maintenance	35,000	23,333	38,555	(15,222)
Janitorial Supplies	7,000	4,667	4,145	521
Landscape Maintenance	8,000	5,333	5,046	288
Licenses and Permits	1,200	1,200	1,162	38
Contingency	20,000	13,333	13,387	(54)
Subtotal Clubhouse Expenditures	\$ 363,420	\$ 248,170	\$ 258,399	\$ (10,230)
Total Operations and Maintenance	\$ 2,072,944	\$ 1,445,905	\$ 1,433,814	\$ 12,091
Total Expenditures	\$ 2,226,859	\$ 1,557,651	\$ 1,552,889	\$ 4,762
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ 615,485	\$ 522,687	\$ (102,322)
Fund Balance - Beginning			\$ 669,472	
Fund Balance - Ending			\$ 1,192,159	

South-Dade Venture

Community Development District

Debt Service Fund Series 2008

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 05/31/25	Through 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 169,312	\$ 169,312	\$ 167,057	\$ (2,255)
Interest Income	-	-	2,673	2,673
Total Revenues	\$ 169,312	\$ 169,312	\$ 169,730	\$ 418
Expenditures:				
Interest - 11/1	\$ 12,659	\$ 12,659	\$ 12,659	\$ 0
Interest - 5/1	12,453	12,453	12,453	(0)
Principal - 5/1	147,593	147,593	147,593	-
Total Expenditures	\$ 172,704	\$ 172,704	\$ 172,704	\$ (0)
Net Change in Fund Balance	\$ (3,392)	\$ (3,392)	\$ (2,974)	\$ 418
Fund Balance - Beginning			\$ 20,329	
Fund Balance - Ending			\$ 17,355	

South-Dade Venture

Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 05/31/25	Through 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 796,457	\$ 796,457	\$ 783,767	\$ (12,690)
Interest Income	50	33	16,710	16,677
Total Revenues	\$ 796,507	\$ 796,490	\$ 800,477	\$ 3,986
Expenditures:				
Interest - 11/1	\$ 147,724	\$ 147,724	\$ 147,724	\$ -
Interest - 5/1	147,724	147,724	147,724	-
Principal - 5/1	500,000	500,000	500,000	-
Total Expenditures	\$ 795,448	\$ 795,448	\$ 795,448	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,060	\$ 1,043	\$ 5,029	\$ 3,986
Other Financing Sources/(Uses):				
Arbitrage Rebate Calculation	\$ (600)	\$ (600)	\$ -	\$ 600
Dissemination Agent Fees	(2,500)	(1,667)	(1,667)	-
Total Other Financing Sources/(Uses)	\$ (3,100)	\$ (2,267)	\$ (1,667)	\$ 600
Net Change in Fund Balance	\$ (2,041)	\$ (1,224)	\$ 3,362	\$ 4,586
Fund Balance - Beginning			\$ 297,394	
Fund Balance - Ending			\$ 300,757	

South-Dade Venture

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 05/31/25	Through 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 597,373	\$ 597,373	\$ 587,855	\$ (9,518)
Interest Income	-	-	10,411	10,411
Total Revenues	\$ 597,373	\$ 597,373	\$ 598,265	\$ 892
Expenditures:				
Interest - 11/1	\$ 60,354	\$ 60,354	\$ 60,354	\$ -
Interest - 5/1	60,354	60,354	60,354	-
Principal - 5/1	480,000	480,000	480,000	-
Total Expenditures	\$ 600,708	\$ 600,708	\$ 600,708	\$ -
Net Change in Fund Balance	\$ (3,335)	\$ (3,335)	\$ (2,443)	\$ 892
Fund Balance - Beginning			\$ 116,431	
Fund Balance - Ending			\$ 113,988	

South-Dade Venture
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 196,337	\$ 1,645,673	\$ 54,335	\$ 29,404	\$ 31,342	\$ 55,473	\$ 20,211	\$ -	\$ -	\$ -	\$ -	\$ 2,032,775
Interest Income	2,187	1,806	2,033	7,066	6,163	5,950	5,000	4,904	-	-	-	-	35,110
Miscellaneous Income-Vehicle Registration	-	-	2,430	-	880	-	1,235	-	-	-	-	-	4,545
Miscellaneous Income-Clubhouse	-	-	-	-	1,075	-	-	-	-	-	-	-	1,075
Miscellaneous Income-Other	-	-	-	-	-	-	275	-	-	-	-	-	275
Donations	-	-	1,795	-	-	-	-	-	-	-	-	-	1,795
Total Revenues	\$ 2,187	\$ 198,143	\$ 1,651,932	\$ 61,401	\$ 37,522	\$ 37,292	\$ 61,983	\$ 25,115	\$ -	\$ -	\$ -	\$ -	\$ 2,075,576

Expenditures:

General and Administrative:

Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Payroll Taxes	77	-	-	153	-	77	77	-	-	-	-	-	383
Engineering	4,550	-	-	4,775	1,843	385	-	3,240	-	-	-	-	14,793
Arbitrage Calculation	-	-	-	-	-	-	600	-	-	-	-	-	600
Assessment Roll Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Attorney	3,328	1,293	2,118	2,833	3,080	4,260	-	-	-	-	-	-	16,910
Annual Audit	-	-	-	-	2,000	2,400	-	-	-	-	-	-	4,400
Trustee Fees	8,472	-	-	-	-	-	2,045	-	-	-	-	-	10,517
Management Fees	5,539	5,539	5,539	5,539	5,539	5,539	5,539	5,539	-	-	-	-	44,311
Information Technology	83	83	83	83	83	83	83	83	-	-	-	-	667
Postage and Delivery	147	124	133	136	105	212	121	202	-	-	-	-	1,180
Insurance General Liability	11,702	-	-	-	-	-	-	-	-	-	-	-	11,702
Printing and Binding	13	17	10	3	7	7	0	8	-	-	-	-	66
Rental and Leases	200	200	200	200	200	200	200	200	-	-	-	-	1,600
Legal Advertising	-	-	438	-	-	627	627	1,071	-	-	-	-	2,764
Property Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	233	152	250	197	205	197	292	484	-	-	-	-	2,009
Office Supplies	-	-	-	-	-	-	-	0	-	-	-	-	0
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 37,519	\$ 7,408	\$ 8,771	\$ 15,919	\$ 13,061	\$ 14,987	\$ 10,584	\$ 10,827	\$ -	\$ -	\$ -	\$ -	\$ 119,075

Operations & Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 115	\$ 161	\$ 446	\$ 505	\$ 319	\$ 309	\$ 412	\$ 416	\$ -	\$ -	\$ -	\$ -	\$ 2,681
Electric - Street Lighting	2,590	2,590	2,590	2,670	2,670	2,669	2,669	2,670	-	-	-	-	21,119
Electric - Street Lighting Lease	2,301	-	-	-	-	-	-	-	-	-	-	-	2,301
Electric - Irrigation	163	173	316	260	198	208	206	165	-	-	-	-	1,690
Electric - Guardhouse	618	562	504	581	526	474	526	556	-	-	-	-	4,346
Cable/Internet	2,615	2,074	2,638	2,385	2,133	2,685	2,409	2,406	-	-	-	-	19,345
Telephone-Wireless	54	54	54	54	54	54	54	54	-	-	-	-	430
Landscape Maintenance	33,917	44,999	33,917	33,917	44,999	34,667	33,917	44,999	-	-	-	-	305,333
Tree Trimming	2,392	3,199	2,392	17,392	3,199	3,623	2,392	3,199	-	-	-	-	37,786
Plant Replacement	3,000	-	2,776	-	3,055	1,112	796	-	-	-	-	-	10,739
Irrigation Maintenance	-	-	1,036	-	-	-	-	-	-	-	-	-	1,036
Field Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,597	1,597	1,597	1,644	1,644	1,644	1,873	1,644	-	-	-	-	13,240

South-Dade Venture
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
General Maintenance Expenditures (Continued)													
General Maintenance	575	1,100	1,525	3,180	2,243	4,233	100	1,695	-	-	-	-	14,651
Pressure Cleaning	16,735	-	-	-	-	-	-	-	-	-	-	-	16,735
Culvert Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	29,614	-	-	-	-	-	-	-	-	-	-	-	29,614
Banner/Holiday Decorations	8,890	59,235	-	58,044	-	-	-	3,192	-	-	-	-	129,361
Security Gate Guards	34,725	48,890	39,987	49,625	38,742	38,728	38,559	38,746	-	-	-	-	328,002
Gate Maintenance/Repairs	5,955	5,932	8,387	13,058	5,776	1,283	7,562	16,805	-	-	-	-	64,758
Enhanced Security	21,943	20,459	15,742	10,664	14,835	22,610	15,381	17,766	-	-	-	-	139,400
Web Design/Maintenance	250	250	250	250	250	250	250	250	-	-	-	-	2,000
Newsletter Printing	-	-	-	500	1,226	-	500	-	-	-	-	-	2,226
Contingency	-	-	-	-	14,900	10,875	-	-	-	-	-	-	25,775
Capital Projects	-	2,847	-	-	-	-	-	-	-	-	-	-	2,847
Subtotal Field Expenditures	\$ 168,048	\$ 194,120	\$ 114,156	\$ 194,729	\$ 136,768	\$ 125,424	\$ 107,607	\$ 134,563	\$ -	\$ -	\$ -	\$ -	\$ 1,175,414
Clubhouse Expenditures													
Security	\$ 5,506	\$ 12,202	\$ 5,697	\$ 6,684	\$ 5,723	\$ 5,021	\$ 4,633	\$ 5,451	\$ -	\$ -	\$ -	\$ -	\$ 50,917
Telephone	556	557	557	568	568	568	566	565	-	-	-	-	4,505
Utilities	1,924	1,362	1,165	1,249	4,299	2,425	2,122	2,659	-	-	-	-	17,206
Property Insurance	13,466	-	-	-	-	-	-	-	-	-	-	-	13,466
Alarm Monitoring	-	-	364	-	-	364	-	-	-	-	-	-	728
Pool Maintenance and Repairs	1,300	1,300	5,800	1,300	5,737	1,300	1,300	3,646	-	-	-	-	21,683
Club Operation/Staff	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	-	-	-	-	76,667
Workers' Compensation Insurance	955	-	-	-	-	-	-	-	-	-	-	-	955
Fitness Equipment Maintenance	503	673	3,052	581	205	1,712	1,074	175	-	-	-	-	7,976
Office Supplies and Printing	227	71	1,206	133	279	86	-	-	-	-	-	-	2,002
Repairs and Maintenance	2,693	2,051	1,063	3,762	1,037	19,407	7,472	1,070	-	-	-	-	38,555
Janitorial Supplies	1,140	140	354	519	615	660	648	70	-	-	-	-	4,145
Landscape Maintenance	-	789	142	1,701	782	425	425	782	-	-	-	-	5,046
Licenses and Permits	-	-	-	1,162	-	-	-	-	-	-	-	-	1,162
Contingency	243	13,144	-	-	-	-	-	-	-	-	-	-	13,387
Subtotal Amenity Expenditures	\$ 38,096	\$ 41,872	\$ 28,983	\$ 27,241	\$ 28,828	\$ 41,552	\$ 27,824	\$ 24,002	\$ -	\$ -	\$ -	\$ -	\$ 258,399
Total Operations & Maintenance	\$ 206,144	\$ 235,992	\$ 143,139	\$ 221,970	\$ 165,596	\$ 166,976	\$ 135,431	\$ 158,565	\$ -	\$ -	\$ -	\$ -	\$ 1,433,814
Total Expenditures	\$ 243,663	\$ 243,401	\$ 151,911	\$ 237,889	\$ 178,656	\$ 181,963	\$ 146,014	\$ 169,392	\$ -	\$ -	\$ -	\$ -	\$ 1,552,889
Excess (Deficiency) of Revenues over Expenditures	\$ (241,476)	\$ (45,257)	\$ 1,500,021	\$ (176,487)	\$ (141,135)	\$ (144,670)	\$ (84,032)	\$ (144,277)	\$ -	\$ -	\$ -	\$ -	\$ 522,687
Net Change in Fund Balance	\$ (241,476)	\$ (45,257)	\$ 1,500,021	\$ (176,487)	\$ (141,135)	\$ (144,670)	\$ (84,032)	\$ (144,277)	\$ -	\$ -	\$ -	\$ -	\$ 522,687

South-Dade Venture
Community Development District
Long Term Debt Report

Series 2008, Special Assessment Bonds		
Interest Rate;	3.95%	
Maturity Date:	5/1/28	\$1,917,949
Bonds outstanding - 9/30/2024		\$627,025
Less:	May 1, 2025 (Mandatory)	(147,593)
Current Bonds Outstanding		\$479,432

Series 2013, Special Assessment Refunding Bonds		
Interest Rate;	3.95%	
Maturity Date:	5/1/28	\$3,950,000
Interest Rate;	5.25%	
Maturity Date:	5/1/34	\$4,030,000
Bonds outstanding - 9/30/2024		\$6,155,000
Less:	May 1, 2025 (Mandatory)	(500,000)
Current Bonds Outstanding		\$5,655,000

Series 2022, Special Assessment Refunding Bonds		
Interest Rate;	2.52%	
Maturity Date:	5/1/33	\$5,710,000
Bonds outstanding - 9/30/2024		\$4,790,000
Less:	May 1, 2025 (Mandatory)	(480,000)
Current Bonds Outstanding		\$4,310,000

Total Current Bonds Outstanding		\$10,444,432
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South-Dade Venture
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County

Gross Assessments	\$	2,174,409.70	\$ 178,696.76	\$ 838,375.94	\$ 628,813.55	\$	3,820,295.95
Net Assessments	\$	2,065,689.22	\$ 169,761.92	\$ 796,457.14	\$ 597,372.87	\$	3,629,281.15

ON ROLL ASSESSMENTS

							Allocation in %	56.92%	4.68%	21.95%	16.46%	100.00%
Date	Distribution	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	O&M Portion	2008 Debt Service	2013 Debt Service	2022 Debt Service	Total	
11/25/24	11/1/24-11/11/24	\$ 222,521.40	\$ 8,900.92	\$ 2,136.20	\$ -	\$ 211,484.28	\$ 120,371.16	\$ 9,892.31	\$ 46,410.89	\$ 34,809.92	\$ 211,484.28	
11/26/24	11/12/24-11/18/24	140,433.15	5,617.37	1,348.16	-	133,467.62	75,966.18	6,243.03	29,289.89	21,968.52	133,467.62	
12/04/24	6/1/24-11/1/24	30,131.96	1,443.66	286.89	-	28,401.41	16,165.32	1,328.49	6,232.78	4,674.82	28,401.41	
12/09/24	11/19/24-11/30/24	2,915,854.35	116,634.34	27,992.20	-	2,771,227.81	1,577,308.33	129,625.93	608,154.64	456,138.90	2,771,227.80	
12/19/24	12/1/24-12/13/24	96,371.92	3,734.05	926.36	-	91,711.51	52,199.72	4,289.86	20,126.38	15,095.54	91,711.50	
01/10/25	12/14/24-12/31/24	99,381.05	2,953.61	964.29	0.01	95,463.16	54,335.06	4,465.35	20,949.69	15,713.06	95,463.16	
02/07/25	INTEREST	-	-	-	1,613.55	1,613.55	918.39	75.47	354.10	265.59	1,613.55	
02/12/25	1/1/25-1/31/25	51,607.17	1,054.44	505.53	-	50,047.20	28,485.52	2,340.99	10,983.02	8,237.68	50,047.21	
03/06/25	2/1/25-2/28/25	53,709.18	601.31	531.09	-	52,576.78	29,925.29	2,459.31	11,538.14	8,654.04	52,576.78	
03/21/25	INTEREST	-	-	-	2,488.74	2,488.74	1,416.52	116.41	546.16	409.64	2,488.73	
04/07/25	3/1/25-3/31/25	98,493.73	47.45	984.45	-	97,461.83	55,472.65	4,558.84	21,388.30	16,042.03	97,461.82	
05/13/25	4/1/25-4/30/25	34,432.70	-	344.36	881.64	34,969.98	19,903.97	1,635.74	7,674.27	5,755.99	34,969.97	
05/21/25	INTEREST	-	-	-	539.90	539.90	307.30	25.25	118.48	88.87	539.90	
TOTAL		\$ 3,742,936.61	\$ 140,987.15	\$ 36,019.53	\$ 5,523.84	\$ 3,571,453.77	\$ 2,032,775.41	\$ 167,056.98	\$ 783,766.74	\$ 587,854.60	\$ 3,571,453.73	

97.98%	Percent Collected
\$ 77,359.34	Balance Remaining to Collect