

**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 Tuesday, November 28, 2023, at 4:00 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Jessica Cabrera	Chairman
Mike Cruz	Vice Chairman
Curtis Cooper	Supervisor
Victor Valladares	Supervisor
Desiree Rivera	Supervisor (by phone)

Also present was:

Liza Smoker	District Counsel
Ben Quesada	District Manager
Paul Winkeljohn	Governmental Management Services
Mayra Padilla	Governmental Management Services
Damion Gomez	BrightView
Guest	Paramount Studios
Several Residents	

(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.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
September 26, 2023 and
October 24, 2023 Meetings**

Ms. Cabrera: So, next is the approval of the minutes of September 26, 2023, and October 24, 2023 meetings. We need a motion to approve those minutes.

November 28, 2023

South-Dade Venture CDD

Mr. Quesada: Excuse me for one second, there was a correction sent in by the attorney but, that's already taken care of, and it was sent to the office.

Ms. Cabrera: For the minutes?

Mr. Quesada: Yes, for the minutes, there was a correction on page 42 of the September minutes, and I think it made it into the package, so just for the record.

Ms. Cabrera: Ok.

Mr. Winkeljohn: So, the motion would be as amended.

Mr. Quesada: Yes, as amended, thank you.

On MOTION by Mr. Cruz seconded by Mr. Valladares with all in favor, the Minutes of the September 26, 2023, as amended and the October 24, 2023 Meetings were approved.

THIRD ORDER OF BUSINESS

**Consideration of Resolution
#2024-01 Amending the Fiscal
Year 2023 General Fund Budget**

Ms. Cabrera: Item No. 3 is consideration of resolution #2024-01 amending the fiscal year 2023 general fund budget.

Mr. Winkeljohn: Yes, the typical pattern at the end of each fiscal year is to have an amendment which makes what you spent become the actual budget and it's an auditing requirement in government, it doesn't change your rates, it doesn't change anything. In fact, most municipalities that I work with, and other Districts actually build that into the original, mostly to approve the budget, and we'll do that next year so you won't have to do this, it makes it an automatic amendment to the budget, and all it does is, instead of spending \$10,100, you spent \$9,100 on something and it shrinks the actual amount because what happens is, we spend savings in a lot of line items sometimes for a project but, we don't know that's project's name, and there isn't a contingency line or something like that. So, the accountant and the auditors want to know where you got that money from, was it from the reserves or was it from savings, and it's almost always from savings in our world. So, it's really a housekeeping item, and I would recommend approval and future resolutions we'll add that language to it so it's not necessary to do this.

November 28, 2023

South-Dade Venture CDD

Ms. Cabrera: Ok, is there a motion to approve?

On MOTION by Mr. Cruz seconded by Mr. Valladares with all in favor, Resolution #2024-01 amending the Fiscal Year 2023 General Fund Budget was approved.

FOURTH ORDER OF BUSINESS Staff Reports

Ms. Cabrera: We can move on to staff reports, counsel?

A. Attorney

Ms. Smoker: I have nothing to report today.

Ms. Cabrera: Ok, thank you so much.

B. Engineer – Turnpike Wall Project from Campbell Drive to 137th Ave

Ms. Cabrera: Moving on to B, engineer report.

Mr. Quesada: Yes, so under engineering, let me find the exact tab for you but, it's under section 4B, and give me one second, and I'll pull it up for you, so it's page 82. So, obviously the question came up at the last meeting as far as the ficus trees located on tract D, which is the easement between the Florida Turnpike exit of 288th northbound, and Portofino Bay, the community that's closest to that tract, on the other side of that tract. We reached out to our engineer after it was reported to us by a local resident of the community, somebody was going around surveying the property. So, we reached out to our engineer, and that's on page 82 just for the record, we found in accordance with the October 2023 FDOT 5-year plan, that FDOT plans to widen the Turnpike from Campbell Drive to 137th Avenue in the year 2025. So, it says, see attached exhibit, which is on the next page, from the timeline it seems like the entirety of the construction funds are intended to be spent in 2025 indicating that it is a 1-year project. The project includes increasing the number of travel lanes from 4 to 6 and installation of a noise barrier wall. So, I know it's something we discussed many moons ago when they did the Turnpike expansion and why they left out that portion of the Turnpike, well I guess they revisited that and now come the year 2025 is when they plan to do that. If you read the section here, where they're discussing widening the Turnpike mainline and 312th Street, there is no mention of any trees in there. I asked the

November 28, 2023

South-Dade Venture CDD

engineer for clarification, and he sent me an email yesterday and what he said they're doing is, that they have no intention of touching tract D, they will not encroach, they will not touch anything. However, if a few tree branches are encroaching on their side of the tract, that's basically the gist of it, that they've done projects like this all throughout the county and that's typically their standard operating procedure.

Mr. Winkeljohn: They do that trimming?

Mr. Quesada: Yes, they would at least trim that section of the trees, so that they can construct the wall as close to that as possible.

Mr. Valladares: Like when we ask the homeowners to deal with their property?

Mr. Winkeljohn: Yes, the same concept.

Mr. Quesada: Right, it's the same concept.

Mr. Winkeljohn: So, the big picture obviously is, it opens up the possibility to two problems, one is, it opens up the possibility of somebody else putting in a visual screen, most residents would want a sound barrier, and the negative effect is that it may create difficulty for us doing any maintenance, potentially, so this will be a subject that won't go away anytime soon.

C. Field Manager

1) Field Report

2) Discussion of Tract D Ficus Tree

Mr. Quesada: Correct, and if you want to jump down for a second, I have under the field report, section C2, and let me find it here.

Ms. Cabrera: So, it would be 4C?

Mr. Quesada: Yes, hold on, I'm sorry, it's an attachment.

Ms. Cabrera: Ok.

Ms. Padilla: It's the second attachment.

Mr. Quesada: Correct, you have two attachments on your tablets. So, it's the other attachment that says, Turnpike easement 29 ficus trees removed, so we finally got the updated pricing from BrightView as far as removal, and I have Damian here, and do you want to explain at least more or less, the scope of work-wise everything that it entails and the price and everything?

November 28, 2023

South-Dade Venture CDD

Mr. Gomez: Yes, so regarding the 29 ficus trees along the Turnpike, we recently did an analysis because there's a lot of loose branches, there's a lot of encroaching into the resident's yards at the fences. So, we looked at the opportunity to prune them. (inaudible comment) and we looked at making more room there. (inaudible comment) but this would be the best time to get them out, so I got several quotes from our arbor group, and got us the best one and it comes out to I think about \$3,002. (inaudible comment) There's other ways of doing it, we looked at getting a crane in, we looked at coming in from the Turnpike side. (inaudible comment).

Mr. Valladares: What I don't understand is the proposal says, not responsible for damage of fence of private property. If a BrightView employee was careless and damaged the property of a homeowner, this is like all hands off, we're not responsible.

Mr. Gomez: I understand what you're saying, and we usually put that there because a lot of trees are growing through fences, so we'd have to cut the fence to get the tree out, so we are going to damage it, that's just kind of saying, this price doesn't pay for that.

Mr. Winkeljohn: This price doesn't pay for that.

Mr. Gomez: Right, it doesn't pay for the repairs of the fence, yes. So, the trunk we will cut up, and put back, just to make our jobs easier, is all included, but if we have to cut others to get trees out, that's not included in the original price. Most of those roots go into the back of those homes.

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

Ms. Cabrera: Ok.

Mr. Valladares: So, if the project were to take place, would you have some sort of provisions as to how to contact, or contact ahead of time the homeowners in the event that you need to gain entrance by going through one of their properties?

Mr. Gomez: Yes, and the reason we'd need to gain access would be if branches had fallen in their yards.

Mr. Winkeljohn: And we would want to coordinate that.

Mr. Gomez: Yes.

Mr. Valladares: Yes. (inaudible comment)

November 28, 2023

South-Dade Venture CDD

Mr. Gomez: And we're coming from the outside, so our plan is to come through the Turnpike side, so if we can do that, that's what makes this job this price. Coming in the other way, we're talking about cranes, we're talking about minimal access, even right at the edge, it's a steep slope there, so we'd have to jump off the Turnpike a mile down the road and come down along the side.

Mr. Valladares: And it does not include permits or anything like that?

Mr. Gomez: Not that we are aware of, with the Turnpike right now. I don't think there is but, that's what we're recommending and that's why I put no permits included, I don't think there's going to be a DOT permit for it, but we'll look into that.

Mr. Winkeljohn: What we usually do with these types of projects with the DOT is a memo of understanding at the staff level, just to tell them, hey we're doing this project, this is our MOTs, this our approach to it but, we'll work with you on that if we go forward.

Mr. Gomez: Again, we have a schedule, everyone will know that we'll be in your backyard this week on these days.

Ms. Cabrera: And do we have a projected time for the project for this wall? Did they give us a projected time?

Mr. Gomez: No, I think it only says 2025.

Mr. Winkeljohn: And this says 2025.

Mr. Cooper: So, do you think we have time then, we don't have to pull the trigger right now for this.

Mr. Winkeljohn: I mean I think you have quite a few months before they're going to be in there, and the way they build these walls is there's actually quite a bit of space until the last phase when they drop the sections in because they put columns up first, they clear and level, put columns, and then they drop the prefabs in, so it's pretty open until that very last phase which will not be in 2025, I'll bet that won't happen.

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

Mr. Valladares: So, the \$87,000 that's proposed, how are we paying for this?

Mr. Winkeljohn: Well, we'll look at the finances and recommend something to the Board, and if you guys don't mind me saying this, it's a very good price, and I have a

November 28, 2023

South-Dade Venture CDD

few ideas on how to trim it maybe a little bit but, that's not for this discussion today but, I think we're very fortunate to have you guys working so hard with this price.

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

Mr. Winkeljohn: Are there any other questions?

Ms. Cabrera: No, thank you. So, you don't need anything from us right now, right?

Mr. Winkeljohn: It's new, but it's something we talked about before also, so this is far cheaper than I thought, I thought this would be no less than \$200,000, to be honest with you because of the logistics, so you have some time to think about it. Obviously, the District gets its funds in another month or so for the fiscal year, you have two big things in here, and one of them is just take it out of reserves, and there's two other valves that you have control over. One of them, and they're not so pleasant is reducing but, it's an option is reducing your off-duty patrol, you drop "X" number of hours out of there, you could pay yourselves generally for this in 2 years, and that's the tough job about being in your seats. The other one is removing staff from one or more of the gates, that is the one that hurts, it's a cost forward, but you get your return on your investment right away from a staff drop, so those are two or three ways to solve it.

Ms. Cabrera: Ok.

Mr. Quesada: Just a quick update since he mentioned it, Scott sent a follow-up email to the city, and we still have not received an official answer from the city as far as, I spoke to staff level of the police brass, that was not included in the first round of discussions, that has to be included in the second round, they were copied on that email but I still have not heard any official response from the city after that, and Scott sent another follow-up email yesterday, so that's twice now in the last couple of months as far as reaching out. I do know there's been some changes at the city level as far as counsel and whatnot, so I don't know if that's slowing things down, and they're just trying to get reorganized but, until we speak to somebody from the city, I would not be able to have an answer for you on the gates with the automation. So, that's something I wanted to explain to everybody here again, we when talk about automation, or we talk about whatever, or what our ideas are, to reduce staff at these levels, I want to reiterate

November 28, 2023**South-Dade Venture CDD**

for the record, to have a resolution with the city that would need to go before counsel a second time in order to make any type of change to the operation of the gates, it's not something you can run a campaign for and promise to people without the city being on board with it. So, we're just trying to partner with them and collaborate with them and work with them so we can find a solution towards, what Paul had mentioned as far as the staff reduction type of thing.

Ms. Cabrera: Right. Are there any other questions? Ok, so go ahead and move on to the field manager report.

Mr. Quesada: Ok, so going into the field, we did have some stormy weather, I don't recall the exact date here, but it happened mid-November, I think it was November 15th, we had a really bad wind event, and I think we had almost 50 mph winds, it was like a tropical storm literally, and so we lost a couple of baby trees, and that was addressed. (inaudible comment) So, I just wanted to highlight some of the storm cleanup that went on there, and we did authorize BrightView to give us a couple of extra staff members that day because there was a lot of cleanup that was required, so thank you to BrightView and everybody for pitching in on that, it was cleaned up within a day, we were very appreciative of that. We lost a glass light fixture from one of the street poles, same thing, wind-related, and that got repaired. I do know that there are a bunch of lights still out on the FPL side, I actually saw three that were repaired closer to Portofino Bay and Floridian Estates, and they were here yesterday too, so I don't think they're finished yet, however, when we were doing the night drive for the holidays prior to the lighting ceremony, we went ahead and took down additional information so we'll follow up with FPL as far as that's concerned. Like I said, a good chunk of our problem is the FPL grid, none of it's on the City of Homestead side, as we take care of the maintenance there so we're a little bit more expedient on getting those repairs resolved. A lot happened last month, we had pressure washing, so that has been completed, and it was a good suggestion by Curtis as far as getting the rooftops of the guardhouses, and the faux guardhouse as we call it on 137th addressed, so things look a lot better as far as that goes. Minor stuff, but obviously you see we're in full holiday mode, the lighting ceremony was a huge success, and Mayra you have the numbers right, as far as the lighting ceremony?

November 28, 2023

South-Dade Venture CDD

Ms. Padilla: Yes, so last year you guys gave us a don't exceed number of \$16,000 but, we did get more than \$10,000 in contributions, so we didn't exceed, it was a little more than \$7,000, so it was a huge success, and everyone was very happy, the feedback that we got was great from the residents. We did have Paramount, we had a lot of local people come and be a part of our parade, so I think that it was a great success.

Ms. Cabrera: Ok, thank you to you guys.

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

Mr. Quesada: Lastly, the only other thing I had was, just on the club, minor stuff, we're still monitoring a small leak. Paul and I were actually out there a little while ago, so I have an idea of where our next leak is. Again, so I don't have to constantly order leak tests and try to be smart with your money, we're monitoring it, it's not major leaks to the point where we're losing a lot of water because you would see the water level drastically drop. So, periodically we shut off the autofill monitor to see how big the leak is and locate it, and we were able to locate I think on the inside of another one, and again, this is something we like to continue to inform you on, it is a little bit more cost-effective the way we're doing it now but, at some point, we're probably looking at having to do a major re-plumb of the surrounding pool structure, so it will work for now, and we're just kind of patching things as we go. Nothing has been anything crazy as long as we stick with that approach, you guys are able to stay within your pool maintenance doing it this way. That covers almost everything on the field, I know we had some guests here, and one of them is Paramount Studios, they were part of the event, and they did it for the last 3 years now, as far as being part of the parade, there were some performances, and they had a request they wanted to run by the Board.

Paramount guest: (Inaudible comment)

Ms. Cabrera: Interesting, thank you. So, you would be coming up with a group of dancers from Waterstone, so I'm assuming that at this point you have some numbers, people have called, inquiring, and you would put a team together?

Paramount guest: Yes. (inaudible comment)

Ms. Cabrera: Ok, thank you.

November 28, 2023

South-Dade Venture CDD

Paramount guest: The real goal is, as a parent myself, a lot of people can't travel, they're working full time, it's had to travel from place to place, so this will eliminate that, it's someplace that's very close to their home, that if they wanted to walk or bicycle here, it could be convenient for them. So, the main focus is really just convenience for working parents, so helping them to get here, and we do have a non-profit, that's how we have our programs.

Mr. Valladares: Thank you.

Mr. Winkeljohn: What are the costs?

Paramount guest: So, it depends on each person, so if they're doing 1 hour per week, then it would be \$75 per person, which I would recommend 2 hours per week if we're going to try and do a dance team, that way they can go out and perform and that would be \$120 per person.

Mr. Winkeljohn: I don't know if anybody from staff explained this to you but, our rules because it's a government piece of property, we don't allow financial exchanges related to the use of the property other than extra people, so it's a member-owned clubhouse, so we're limited there. So, I'm not sure we can do it, but we can explore it.

Paramount guest: Well, we also partner with Miami-Dade County Public Schools, so we do two different ways, so with them it's not per person, it's just on a contract basis.

Mr. Winkeljohn: Right, so they pay like tuition to the school, and then have the program through the school.

Paramount guest: Yes, it's in the program within the school.

Mr. Winkeljohn: I think offline Scott and Ben, we could look at ways to do it but, we have a pretty big obstacle to get through to do it.

Ms. Cabrera: Right, but it sounds amazing, the program, anything that's for the kids here at Waterstone to get them active and involved, but we do have, like he said, certain obstacles that we would have to see if we could overcome.

Mr. Winkeljohn: Does the other clubhouse, does it have any space suitable, because they're not restricted like we are.

Mr. Quesada: Waterstone Grand, it's a privately owned clubhouse.

Paramount guest: Ok, got it.

November 28, 2023

South-Dade Venture CDD

Mr. Winkeljohn: I didn't want to take any more of the Board's time, and they can work directly with you and try to help you.

Paramount guest: Ok, perfect.

Ms. Cabrera: Thank you for coming and presenting. Does anybody else have any questions or concerns?

A resident: I have a question. (inaudible comment) Have you made a decision on what the CDD has for trees, because I have a concern if we don't have a budget for it, what would that mean for homeowners, would the taxes on the CDD be raised, so that's my concern.

Mr. Winkeljohn: I'm sorry, I couldn't hear you.

Mr. Quesada: You're asking about the new wall?

A resident: Right, so I know you were talking about the wall going up, so my concern is if you guys have come up with a solution or how you guys are going to proceed regarding the trees.

Mr. Winkeljohn: Ok, we just got the proposal a few minutes ago, and it has potential, we just have to figure out what we're going to do and research as a staff.

A resident: Ok, because my concern as a homeowner is if we don't have a budget, what will that mean to us when we pay taxes next year?

Mr. Winkeljohn: Right, so the District has just under a \$3 million budget, so we don't like to change the assessment ever if we can help it, not speaking for the Board, but generally we've had a very flat budget for quite a few years, so that's generally what we have but, this project is small enough where they would either absorb it or adjust services, and that's my current thinking but they still get to make the final decision, but it's in the side range.

A resident: Ok, thank you.

Ms. Cabrera: Ok, any other questions? Yes.

A resident: (inaudible comment) Sometimes a car is sitting in the visitor's lane and they just raise the bar without even coming out to talk to the individual and get any information, and that happened on several occasions. (inaudible comment) So, we're spending a lot of money for them to be there, and we are not receiving the service that

November 28, 2023

South-Dade Venture CDD

we're paying for. (inaudible comment) So, can that be replaced with a machine where they just scan the driver's license instead of having a guard in there?

Ms. Cabrera: Ok, so first of all, we thank you for coming and bringing this to our attention, we are very familiar with all the issues that we're having at the guardhouses. I'm not aware of any recent incidents, or have you received as manager anything in writing about these concerns?

Ms. Padilla: No.

Ms. Cabrera: Ok, so my recommendation is that you put it in writing to management.

A resident: I did. (inaudible comment)

Ms. Cabrera: Ok, so if you could, and we're going to speak on this more but we're not here to discuss that but, if you could also put this in writing because we like to address everything that comes in writing. We also ask residents if you have a concern please put it in writing to management, that way they can get it to the Board ahead of time, we can take a look, we then know this has already been brought up to our attention. You're not the first person to come here and talk about it, we, the Board, ourselves have also consistently talked about the guards not doing their job. We do have something that we're trying to implement which we spoke about earlier, which is something that we've also spoken about at several meetings in the past, or maybe almost at every meeting that we've had recently we've discussed this, which is we're trying to do a hybrid system where we can eliminate some of the guards and put in some automated systems but, because of certain city contract situations, guidelines and requirements that they had in place for us, we are not aware that we can leave the guardhouses unmanned. In our contract with the city when we requested to put those up, it was required that those guardhouses be manned at all times. So, the idea of removing them and putting in something, implementing an automated system is an idea we've already presented to them, it's in the works, that's what Ben touched on earlier, who said the city still hasn't given us a response, there's several loopholes that we're trying to get through to be able to do that. At the physical guardhouses, we've already had equipment installed that is ready to do that, to make it automated, and we will do that in phases to see which guardhouse it will work for, we have to see what hours

November 28, 2023**South-Dade Venture CDD**

specifically would be better, and first do a test run, etc. So, all of that is in motion right now but, we held back currently because of some city stipulations in the contract. We've reached out to the city, and we are trying to work with the city, thankfully our councilwoman who represents our District here has been very good with us, she's the one who has brought it up to our attention, and constantly brought it up to their attention, and she's constantly working with us to try and get this moving. So, as far as the guards go currently, yes we do have guards that, they slack off, they do not do the work but, if we get in writing, and I know this is tedious work, and we're not asking everybody to sit there and watch these guards, it's tedious work, because trust me we're the Board of Supervisors, we all live here, we drive through there, we're frustrated too but, if we get a complaint in writing, we can forward that to the security company and the owner of the company has a very good relationship with us, and they are pretty good about getting on the guards, either trying to correct the issue, or actually getting rid of the guard.

A resident: The worse one is the one by 137th.

Ms. Cabrera: Ok, do you know the times more or less, is this the afternoon, is it the morning?

A resident: Well, it's been a while. (inaudible comment)

Mr. Winkeljohn: Can I interrupt you for a second, there is a management part to this, we have cameras, we have sound, and when we know this, we do it on our own but there are a few that we will pull that video and send it to them, and the company will hold an assessment of their own staff, and then they will discipline or remove that guard but, we have a system that catches that but, your feedback with that makes us even better at reporting that.

A resident: And that's been going on for a long, long time.

Mr. Winkeljohn: Our firm manages hundreds of gates in South Florida and you will not find a gate, unfortunately, where there isn't one of the shifts or one of the staff that doesn't want to do the work, it's easier to push a button, so it is an endless fight we will never win but, we try to be ahead of it.

Mr. Quesada: And I think the key to all of this, from having been here so long, is having good middle management with the security company, and I feel like they're very

November 28, 2023

South-Dade Venture CDD

responsive, I know about two months ago, obviously Captain Rodriguez touched on there was an incident, a targeted attack in the community, well, I can tell you that they took that, and even though the guard follow enough parameters to provide very useful information to Law Enforcement within 24 hours, and crossed all their T's and dotted all their I's to make sure that there was lapse in what was going on, and I do believe 3 or 4 different guards within a month's time got fired, or within a month and a half had been turned out as far as training new guards. So, it's a constant battle but, anytime that we get a date or time, please even if you're not sure, if you have a question, all we need is a date, location, and time, and that's it. We provide that to the account manager and they have access to the camera, they conduct their own investigation and depending on the severity of the infraction, it's a re-train, it's a write-up, or it's a termination, so it gets addressed pretty quickly once I know the information.

Mr. Cooper: And it's not one guard each day, there's multiple guards, and each guard has a break time, so if you see a cone with a sign that says, bathroom break, or something like that, that's pretty much what's going on at that moment. Now, if it's something where they're just completely not there, and all that stuff is not there, then there's obviously an issue.

A resident: Well, they're probably not sticking to it. (inaudible comment)

Mr. Cooper: Well, if they have a break, they're not just going to hang out in the bathroom for 10 or 15 minutes, so they're going to sit down, and they can eat their food, or whatever the 10 or 15 minutes that they have. Unfortunately, that's how we have it, unless we tint the windows more to block the view, which is an option we could do but, then no one will see that the guard is in there.

Mr. Quesada: Again, there's still technology that's in place that's stopping every vehicle that's driving through, so we have plate readers, and I don't want to go into complete detail about the system but, there are still ways of monitoring the traffic that's happening during those hours as well.

A resident: (inaudible comment)

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

November 28, 2023

South-Dade Venture CDD

Ms. Cabrera: I agree, and we've been working on it, it's just hurdles and if you had come to a previous meeting, you know that we've been talking about it.

A resident: (inaudible comment)

Ms. Cabrera: The reality is that if we change the meeting time to 7:00 o'clock in the evening, we'll have this very same amount present, and it doesn't change, unfortunately, it's sad but, it's the reality of that.

A resident: That would be the people's choice not to attend. (inaudible comment)

Mr. Valladares: In our community, we have our meetings at 7:30 p.m., and you know what we here, oh but I just got home, and I have to make dinner for my family, I have to clean the house, I have to take care of the kids, I have to do this, and still we don't have people coming in to the meeting.

A resident: (inaudible comment)

Mr. Valladares: No matter what schedule you give them, the large percentage are not going to show, they're coming home, they have other plans, they don't care, they don't get involved, and it's like that in every community.

A resident: (inaudible comment)

Ms. Cabrera: Ok, so thank you for your comments, if you have the opportunity to put it in writing when you see it, the next time it happens, and send it. Now, we see that it's happening, as it's happening, I'm telling you the owner of the company is very hands-on and very thorough and they'll go in, their investigation, and whatever repercussions come from it, they'll follow through with it.

A resident: Who should I send it to?

Mr. Quesada: Either one of us will respond.

A resident: (inaudible comment)

Mr. Quesada: Ok, and I'll give you my card.

Ms. Cabrera: Ok, thank you. Anybody else from the floor?

A resident: (inaudible comment)

Ms. Cabrera: Ok, we can look into that.

A resident: (inaudible comment)

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

November 28, 2023

South-Dade Venture CDD

Ms. Cabrera: Ok, anything else from the floor? Now, do we have anybody on the phone?

Mr. Winkeljohn: No, just us.

D. Club Manager

Ms. Cabrera: Ok, so club manager or any other manager's report?

E. Manager

Mr. Winkeljohn: No, I recommend everyone enjoy the holidays, and that we do not hold our December 25th meeting.

Ms. Cabrera: Right, definitely not.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Cabrera: Ok, so let's do item No. 5 and then we'll to item No. 6 which is the Board member comments. So, approval of the check run summary, and acceptance of unaudited financials, I need a motion to approve that.

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

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Cabrera: Now, item No. 6 Supervisors requests, go ahead Victor the floor is yours.

Mr. Valladares: Well, what I wanted to know is, I'm sure you guys are working on it already of how we're going to resolve the situation.

Mr. Winkeljohn: Yes, so went through obviously the shift with the staff, and Mayra and Ben have absorbed the hours on an interim basis until we find additional people to fill the role. That job search this time of year it's very difficult, but if we have any strong candidates in the queue for the other opening we'll keep you updated, so we're working on it. So, we'll keep you operating perfectly, they were here 24 hours a day, 7 days a week before the lighting ceremony, but they'll be filling in the hours.

November 28, 2023

South-Dade Venture CDD

Mr. Valladares: But when you find a person, there's going to be somebody to be assigned to train them, so that person is going to have to be here.

Mr. Winkeljohn: Of course, we'll train them, and we would make sure that anybody that services this facility, and this community is right for the job.

Mr. Valladares: Ok, so it would probably take somebody 6 months to bring somebody up to speed that these people are, and I'm talking minimum.

Mr. Winkeljohn: Yes, we can handle it, and as Ben just earlier, we'll all work on it, we'll get somebody who will help us, and point out what they can do and can't do, and we'll know but, your feedback we value.

Ms. Cabrera: Ok, so if I may for clarification, right now as it stands, and please educate me here right now with this. You are being shared by us, and the other Districts that you're working with Ben?

Mr. Winkeljohn: Yes, so historically there was a field manager, and Mayra was the assistant field manager and club manager. Their career trajectory and their salary ranges exceeded a reasonable amount of expense for those services, so we agreed to shift their role to not full-time, so we can cap the amount of money you were paying towards their salaries, so their salaries improved by other job responsibilities, so that's the economic of it. Putting them back here has no effect, there's no new charges for it but, you wouldn't want to spend that amount of money anyway, it's too much, it would cost you another \$60,000 to \$70,000 a year to take on both of them, and that would be crazy.

Mr. Valladares: Right, but do we need both of them full-time?

Mr. Winkeljohn: No, I wouldn't kick Ben out and you can just have Mayra, but this isn't Mayra's job either, so you can't for example, kick Mayra out and just have Ben, but that's not Ben's job either, so we have to get a percentage of both of them, that's easy and a third person who has enough skill and operations to fill the full-time role, that's the right way to do it, and that doesn't cost you more money, that's actually less, so we're working on that.

Mr. Valladares: Let me ask you a question, you may be able to know, with the situation that we're handling now, what percentage of their salary is coming out of our budget?

November 28, 2023

South-Dade Venture CDD

Mr. Winkeljohn: Close to 50%, probably less, so you're getting a lot more for your money, and that was the deal, that was always the arrangement was that I would benefit the smaller percentage than you will, and you will pay less, so that's the benefit and that's why we did this, so I'm getting that benefit slowly but surely, and it's not their fault but it just takes a while.

Mr. Valladares: I remember hearing the words 3 years, and I remember when that came about but, all we discussed was, yes, it's going to be less, it's going to be this, it's going to be that, but we pulled numbers.

Mr. Winkeljohn: Right, so you were about to spend \$160,000, and I proposed to you \$150,000, and then we got to the arrangement. This year just before Diana was let go, you got a reduction to \$100,000 for all those services, so the problem is, the new person, we can put that new person either as a 5% CDD staff person, or a GMS staff person, and I don't care, it's just the math, the cost of that person is the same, we don't charge an upcharge from the top.

Mr. Valladares: Well, I think we need to consider appropriate salaries, that's something we should discuss but, the salary annually of a new person that's going to come in and we're going to have to train them, and when I say we, I mean they will have to train them.

Mr. Winkeljohn: Right, and the job market is a little complicated right now, it's actually leveling finally but, the cost of that person, we were trying to put a price range on it, it was around \$15,000 to \$18,000 and we know it's going to be \$20,000 or higher, is that accurate?

Mr. Quesada: Yes.

Ms. Padilla: Yes.

Mr. Winkeljohn: So, we know it's going to cost more but, I'm trying to get it so it wouldn't cost you more, and there's a way to do that. Like I'm saying if I can squeeze their numbers, and I've done it, I've squeezed their numbers without anybody really noticing, and I'm giving you back more of Mayra's numbers, just because that's the deal until we replace that person and then it will go back, and they keep getting raises, they keep getting the benefit increases but, you're not paying any more.

November 28, 2023

South-Dade Venture CDD

Mr. Valladares: When I look at the responsibilities versus salary, and what the market is out there, and the minimum qualifications that we would like to have, and you're talking anywhere from \$45,000 to \$50,000.

Mr. Winkeljohn: Right, so if we find somebody that can become a very capable full-time, 9:00 to 5:00, 5-day a week type operator, which would be operations/club manager for you all, that's the way to do less, because then these two can spend less time out there. Mental work is minutes, and when you get really good at your job, they can advise and train a person in minutes every day.

Mr. Valladares: The paperwork training is easy, however, learning to deal with the vendors that we deal here with, and building a rapport is what is going to take time.

Mr. Winkeljohn: Right, and no offense to you as residents but, that's the problem, it's not vendors or contractors, it's residents, it's learning that art of dealing with the residents, and super residents like yourselves who are highly dedicated, very active, and knowledgeable, that takes skill for somebody to understand how they fit in with you, and that's why we need sort of the guidelines for Board members and staff to just keep those lines really clear so whoever we bring in we can train them and lead them effectively in their jobs, and we can do that, I've done it successfully many times, and will do it again.

Mr. Valladares: Ok, thank you.

Mr. Winkeljohn: But that's where we are, the timing of it was unfortunate but, we're keeping our relationship exactly as you intended, and it's still going to work just as always.

Mr. Valladares: Thank you, I appreciate all that you do and how you try to manage everything.

Mr. Winkeljohn: I appreciate that, we're happy to continue everything the way it is and that's how we do business.

Ms. Cabrera: Thank you. Any other Supervisor's comments or requests?

Mr. Cooper: Yes. So, the Christmas lighting, what I noticed is there's loose wrapping on the palm trees, and dim bulbs throughout the District display as much as we're paying for it, I don't believe it should be the way it is. I know they're coming real soon to the maintenance, I mean they really didn't set things up the way they should have for success because we've been talking about it the past couple of years looking at other

November 28, 2023**South-Dade Venture CDD**

companies that may provide a better service, and they're really not impressing me that much, and I can't speak for anybody else on the Board but, I know we had the torrential downpour and the storm and all of that but, that shouldn't affect the dimming of the bulbs. With regard to the pool, I know we're doing band-aids but, I mean it's the colder season now, I don't know if you guys would be interested in looking at that with the engineer who provided us like a fix for this once and for all because we've already done half the pool, one side, so if that side is still leaking then there's something else.

Mr. Quesada: Correct, and the majority is happening on that same side of the pool.

Mr. Cooper: So, it's the side that's fixed or it's the other side.

Mr. Quesada: So, it's the same side, which is the lake side, the same side that was fixed per the engineer's recommendation, which was, just so you guys know and a refresher, we hung stainless cables anchored to the cement wall of the pool to help because the weight of these PVC pipes just without water or anything, some of them are 8", and this PVC pipe, if it's 3' or 4' wide it's very heavy, extremely heavy, imagine with pressure and water running through it. So, what they did is they reinforced a lot of the return line incrementally, based on the engineer's calculations, an anchor on this. What's happening is, you're still having vibration, you're still having erosion and sediment moving, so we did revisit the discussion, and they confirmed after looking at 3 or 4 gutter line leaks, that where the breaks are happening along the elbows, it's telling them that is pipe hanging in the air, it's not getting enough support, that's why it's cracking at that particular point because if it was something else it wouldn't be cracking at that location. So, we had the pool company and the engineer come out there, and just so you know, it wasn't just Juan, he brought another engineer with him that specializes in clubhouses, and the calculations and everybody was unanimous that's the problem. Now, as far as the solution goes, what they recommend, again, he gave us a breakdown as far as just material-wise of what he would recommend to be used as the foundation underneath the pipe for better support instead of using the type of sand that was used here, it would be a higher grade gravel, let's just say, that would be used, that was one solution but, again, we talked to a couple of contractors and I think we would need to get maybe a second opinion or look at other options besides just that because I think one of the things that we

November 28, 2023**South-Dade Venture CDD**

keep omitting from that is we're focusing on the plumbing and we're not focusing on the fact that this is very close to a lake bank, and probably we may want to, if we're going to do something on that large scale, go and reinforce some of the lake wall that there's because I do believe that's excess moisture that's coming in here, and again, I'm just putting on my guess hat because I'm not an expert but, that's some of what the GC's are saying, and the engineer did admit it is a possibility as to why we're getting extra moisture in that particular section, that side of the pool after it's been reinforced, why are we still losing sand. Again, it's on the lake side and there is erosion that happens over time, so we still haven't found the exact issue, we're guessing.

Mr. Winkeljohn: So, to Curtis' point, we have another review pending, and if we get a new answer, and a new set of recommendations we'll definitely come back to the Board.

Mr. Quesada: Again, we want to go with based on the recommendations but, what I do think we should do is, at one point the weather is going to start to cool off, and that may be January or February, is have them lift all the pavers, and take a really good look at it as far as that goes, it's not going to be cheap, but it's not going to be as expensive as having to go in and redo everything, and just take a good look and do a one big assessment, and I'm sure they could come up with a not to exceed on a project like that.

Mr. Cooper: I would like to see that but, also like a fix, like permanently, it may cost more money but, at least we would know, like the trees are going to be \$87,000, we have that number, and this way we have option 1 for a complete fix of the pool so we're not carrying this for another couple of years, because it's already inconsistent and we need to do something about it.

Mr. Quesada: I just want to make sure that we don't overlook anything because there are kinds of solutions, and people have different opinions as to what can be causing the problem so I want to make sure we've identified it first, and then we can go from there.

Mr. Cooper: Great. So, the street signs, I know we talked about refurbishing them, where are we standing on this, do we need to get in some more quotes, or get other companies, is that something the Board wants to entertain, I believe they're overdue

November 28, 2023

South-Dade Venture CDD

because there's some that are missing a lot of the caps, so I don't know what the cost is that we had previously.

Mr. Quesada: So, roughly at the time, it's been about 2 or 3 years, I know it was during COVID that was the last time we did this, it was about \$42,000. Again, what I did is I spoke to the same painting contractor who went and did the paintwork for the entire District, they seemed to have overall did a pretty good job as far as the aluminum work was done, that was the more cost-effective solution, and I believe it was in the hundreds as far as the number of intersections, poles for the community signs that we have. I know it was a minimum of 90 plus, so to do that labor, to prep it, paint it, and he would be using assigned subcontractors. Just so you know, back in 2015 the last time this project was done, it was the other way around, we went through a sign company, and they subbed out the paintwork and I think that's where some of the dissatisfaction is, so we decided to flip that around and go to a painting specialist and have them use the sub for the signs, so that requires less craftsmanship as far as know the trade and \$42,000 was the price. The Board at that time tabled it, I have it on the project list if we ever want to revisit that we can go and meet with the contractor, we have the scope of work there and we can see if we can find out what the latest pricing is on that but, yes I do see the condition of them, especially the ones on the south side of the community, it tends to get more full sun, and I've noticed we're definitely noticing more deterioration on the signs on this particular section of the community as opposed to the other side.

Ms. Cabrera: Maybe we can do it in stages, work from like the worst to best, the ones that are in dire need.

Mr. Winkeljohn: Right, maybe you can do that, plus the caps right away, so they look right and the painting could be another project.

Ms. Cabrera: But the wording and the stickers on it, I'm sure those are faded.

Ms. Padilla: It's true, some of them are really bad, and then some of them are not so bad.

Mr. Cooper: And since we're not having the meeting in December, something may be able to be done in the next month or so.

November 28, 2023

South-Dade Venture CDD

Mr. Quesada: Yes, and the Waterstone monuments, we didn't forget about that but since we had the Christmas event going on that's something we will tackle in the future.

Mr. Cooper: And that's what I was going to mention next, and then just at the guardhouses, some of the things that I noticed aesthetic-wise, sliding glass doors may need some more maintenance because I've seen some guards having to kick to close the door to make sure the door is locked, so just kind of address the sliding glass doors, maybe have them paint it, or look for painting because they look horrible.

Mr. Quesada: I know guardhouse 3, we were having some issues there as far as the handle, that's been ordered, and some new wheels for it.

Mr. Cooper: We need to get them to be able their job the best, and we need to make sure the stuff we have is up to par.

Mr. Quesada: Correct.

Mr. Cooper: And some of the guardhouses, I know we just did pressure washing but, I don't know if the pavers got done at the guardhouses because I see a lot of oil stains, so maybe we can look into addressing that, at least I noticed it at guardhouse 1, I don't know too much about 2 and 3 but, I'm sure all of them may have that.

Mr. Quesada: Ok.

Mr. Cooper: Then just some of the cones that we have, if we can get them replaced, they look horrible when people are driving in, they're disgusting so either replace them with something else that does the same thing.

Mr. Quesada: I remember we ordered like a dozen but, we'll probably have to get another order.

Mr. Cooper: We used to have green cones but, I don't know if you guys want green cones still or if we want the orange ones.

Mr. Quesada: Do you have a preference as far as the cone color?

Ms. Padilla: The green cones have the Waterstone logo on them.

Mr. Cooper: I like the green ones.

Mr. Valladares: The green will work.

Mr. Quesada: Ok.

November 28, 2023

South-Dade Venture CDD

Mr. Cooper: Then the rugs at the guardhouses, I noticed that, and I don't know if all of them don't have it but, that we at least have the rugs for them to be able walk on have our logo on it, at some point I don't know what happened to them.

Mr. Winkeljohn: Inside or outside?

Mr. Cooper: Outside. Then the last thing, the annuals, the runners that were addressed in them, they look very nice, they did a great job on them. That's all I have.

Ms. Cabrera: Ok, thank you. Mike, do you have anything?

Mr. Cruz: No.

Mr. Valladares: I do, we have an issue with an electrical plug that is to one of the residents that is providing the electricity for the cameras, the connection a while back, DML looked at it and suggested that put a cover on it because when it rains, and the cleaning of the walls or anything like that, or when fumigation is done, that turns off the switch and the cameras go down for "X" amount of time, can we find out from that homeowner what is throwing the switches off and why are the cameras not working. So, it's a simple thing to put a cover on it, so just a simple thing that we can avoid a lot of issues at a later time when we need that plug.

Mr. Winkeljohn: Yes, and Ben has that to do, I think he's been working on that fiber project which should be about done.

Mr. Quesada: Yes, so it's a programming issue, and last week with the holidays, they weren't programmed correctly, but I'm working on that.

Ms. Cabrera: Ok, anything else from the Board?

SEVENTH ORDER OF BUSINESS Adjournment

Ms. Cabrera: Ok, not hearing anything else, we need a motion to adjourn the meeting.

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

DocuSigned by:
Ben Quesada

ATC0608FB7194F3
Secretary / Assistant Secretary

DocuSigned by:
[Signature]

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Chairman / Vice Chairman