

**MINUTES OF MEETING
EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the East Homestead Community Development District was held on Friday, December 8, 2017 at 9:00 a.m. at the Oasis Community Clubhouse, 171 NE 30 Road, Homestead, FL 33033

Present and constituting a quorum were:

Susan Genther	Chairman
Laurie Weil	Vice Chairman
Raymond Harris	Assistant Secretary
Stephen Walker	Assistant Secretary
Saens Dorcely	Assistant Secretary

Also present were:

Michael Pawelczyk	District Counsel
Luis Hernandez	District Manager
George Graupera	District Engineer (by phone)
Juliana Duque	Governmental Management Services
Adrian Valverde	KW Property Management
Paula Villabonna	D-Essentials
Adam Andrews	Envera
Wayne Bell	Master HOA

FIRST ORDER OF BUSINESS

**Roll Call and Pledge of
Allegiance**

Mr. Hernandez called the roll at 9:15 a.m. and stated that all Supervisors were present. The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

**Audience and Supervisors
Comments**

Ms. Genther stated that the women's sauna and the monument lights on 147th avenue were not working. Staff will check with CDI and the manufacturer was checking the sauna.

Mr. Walker requested that the landscaper spray tall cane grass in Fiji with Round-Up and replace with sod. *There was Board consensus for Ms. Duque to obtain prices and provide solutions.*

Mr. Harris stated that a large number of construction vehicles were entering Pacific and Mediterranean Boulevards, which were District roads. Discussion ensued. City and County Commissioners would be asked to provide assistance.

Mr. Dorcely stated that the Bali fence needed repair. Staff would evaluate it.

Mr. Harris stated that the City was waiting for the work order to repair broken streetlights on Mediterranean Boulevard.

- **Engineer’s Report** *(This item was taken out of order)*

Mr. Graupera reported gaps in the perimeter berm. Discussion ensued. Staff will compile a list of all areas with gaps. Mr. Graupera was working with the County Traffic Engineer on the Traffic Study for Mediterranean and Pacific Boulevards.

- **Envera Report** *(This item was not on the agenda)*

Regarding cameras for the Splash Pad, Mr. Adam Andrews, of Envera, reported that the current system was outdated, and proposed a price that was half of the initial cost, to upgrade the system. Discussion ensued and the Board requested that Envera inspect the entire facility and provide options.

THIRD ORDER OF BUSINESS

Update and Presentation from D-Essentials, Inc.

This item would be discussed later in the agenda.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the November 3, 2017 Meeting

Mr. Pawelczyk asked for additions, corrections or deletions to the November 3, 2017 minutes.

Mr. Dorcely MOVED to approve the Minutes of the November 3, 2017 Meeting, and Mr. Harris seconded the motion.

Mr. Dorcely briefly left the meeting.

Ms. Genther requested that the minutes only have motions. Mr. Pawelczyk indicated that, by law, the minutes must be a summary of what was discussed. Mr. Walker presented corrections.

On VOICE VOTE with Ms. Weil and Mr. Harris in favor and Ms. Genther and Mr. Walker dissenting, the Minutes of the November 3, 2017 Meeting, were not approved. (Motion Failed 2-2)

Summary minutes of the November 3, 2017 meeting would be provided at the next meeting.

Mr. Dorcely returned to the meeting.

FIFTH ORDER OF BUSINESS

Discussion of the Rules

Proposed changes to the rules and regulations were discussed. The Board addressed the following:

- Defining "facility" and having sample policies for onsite photography.
- Having a written policy for membership cards to require a Photo ID and clarifying the number of membership cards versus the price.
- Providing supplemental rules upon request.
- Damages on the property caused by minors would be the responsibility of the parent or legal guardian. Only the Board could change the way that the Club operated and Mr. Valverde would report any incidents to the Board. Consent forms would be available at the front desk.
- No pets allowed except for service dogs.

- The sign at the hot tub match the rules regarding minors in the hot tub and include the industry standard.
- The exercise room sign conforming with written rules and the Club Manager's discretion.
- The sign for no personal trainers conforming with the rules.

A lengthy discussion ensued regarding proper attire at the gym. Mr. Pawelczyk recommended researching other gyms and facilities on "proper attire" and incorporate the Splash Pad rules into the pool section. Redlined rules with the changes would be provided to the Board at the next meeting.

- **Update and Presentation from D-Essentials, Inc.**

Ms. Villabonna, of D-Essentials presented the revised final sketch and an estimate for the Clubhouse design, which including all construction and finishes, an A/C unit and \$40,000 for floor material, since there were issues with the existing flooring, was \$305,000. Acoustical panels and a sound system were optional. The Board requested three subcontractor bids.

Ms. Villabonna would provide two estimates for the gym equipment; one for existing gym equipment and the other for new equipment. The design elements would be separated from the estimate so that the total cost is under the \$300,000 bidding threshold. 90 days was estimated for project completion, once all plans are approved, but an area would be set aside temporarily for gym use. The exterior work would commence before the interior work. Mr. Hernandez presented a draft timetable for the pool, which was discussed.

At the Board's request, Ms. Villabonna would obtain pre-approval for the architectural drawings in writing from the City of Homestead Zoning Department and provide interior decoration options. Discussion ensued regarding whether the project met zoning requirements. Mr. Pawelczyk recommended that Ms. Villabonna obtain preliminary approval without finalizing the plans. *There was Board consensus.*

Ms. Villabonna left the meeting

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

This item was discussed.

C. Club Manager - Monthly Report

Mr. Valverde presented the Club Manager Report. Proposals were obtained for patio furniture, \$2,992.50 from Roberts Aluminum, \$5,022.20 from Feruci Patio Furniture and \$2,000 from Miami Upholstery, but did not include umbrellas.

On MOTION by Ms. Genter, seconded by Mr. Walker, with all in favor, the Roberts Aluminum Proposal for patio furniture, in the amount of \$2,992.50, was approved.

Regarding the gym equipment, Mr. Valverde presented a proposal of \$2,050.98 from FitTech Miami for an adjustable bench, light indicator covers, safety cable for the treadmills, pad seat and weight bar for the Smith machine; however, it did not include installation. Fitness Solution proposed \$2,685.86, which included installation. Discussion ensued.

On MOTION by Ms. Genter, seconded by Mr. Walker, with all in favor, approving the Fitness Solution Proposal for gym equipment repairs, in an amount not-to-exceed \$2,500, was approved.

Mr. Valverde announced that the Christmas event was scheduled for December 15. Mr. Hernandez posted the flyer on the CDD website and sent it to all subdivisions. The cost of the event was budgeted.

D. Field Manager

1) Monthly Report

Ms. Duque presented the monthly Field Manager Report.

2) Consideration of Proposal from BrightView to Remove Stumps and Fill in with Sand

Ms. Duque presented BrightView proposals of \$8,192 to remove stumps and fill with sand, \$4,080 for removal of dead palms and \$2,040 for removal of dead Washingtonians. The work was completed.

On MOTION by Mr. Harris, seconded by Mr. Walker, with all in favor, approval of BrightView Proposals to remove stumps and fill in with sand, in an amount not-to-exceed \$8,192, remove dead palms in an amount not-to-exceed \$4,080 and remove dead Washingtonians in an amount not-to-exceed \$2,040, were ratified.

3) Consideration of Proposal from BrightView for Sod Replacement

Ms. Duque presented a BrightView proposal of \$20,045.51 to replace sod in damaged areas. Discussion ensued regarding the type of sod. Mr. Walker requested a proposal from Tony's for comparison purposes.

On MOTION by Mr. Walker, seconded by Ms. Genther, with all in favor, approving an amount not-to-exceed \$20,000 for sod replacement, was approved.

4) Consideration of Proposal from BrightView for Royal Palm Removal

This item was approved.

Ms. Genther requested a proposal for a platform for the lakes. New banners and annuals were installed in a timely manner for the holiday season.

E. CDD Manager - Current Projects Status and Allocated Funds

Mr. Hernandez presented a spreadsheet of current projects. Mr. Harris requested the total amount spent for the fountains and outside gym equipment. Mr. Hernandez noted that there was \$551,050 for Capital Projects in the Series 2013 Construction Funds. Discussion ensued.

The meeting was recessed at 12:30 p.m.

The meeting was reconvened at 12:35 p.m.

At the Board's request, Mr. Hernandez will include a supplemental page as an exhibit with proposed projects.

Discussion ensued regarding the pool construction start date and the timetable for completing the work. If work started on January 8, the pool would be reopened on February 5. The contractor requested reimbursement for \$72,000 in materials. Mr. Pawelczyk suggested paying \$30,000 now and \$30,000 when the pool was emptied.

On MOTION by Mr. Dorcelly, seconded by Ms. Genter, with all in favor, an amendment to the current contract with Blue Magic to provide for a revised payment schedule, subject to the second payment contingent on delivery of the materials to the site and taking all other actions necessary to protect the District's interest, with a start date of the week of January 8, was approved.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Pawelczyk presented the Check Run Summary, Balance Sheet and Income Statement.

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

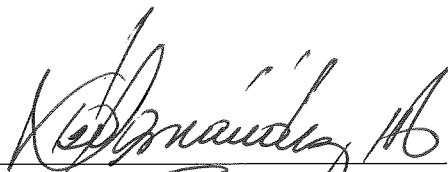
Mr. Walker requested a brief explanation of the Combined Balance Sheet for the next meeting.

**EIGHTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

Mr. Harris voiced frustration with the City of Homestead Utility Department regarding the downed light poles. Ms. Weil asked about the timetable for the outdoor gym. Mr. Hernandez expected completion before the end of the year or early next year. Ms. Duque would email the current plan and schedule to the Board. Ms. Genther stated that the CDD removed the tree stump in Belize, but the HOA did not protect their equipment. The total amount for hurricane cleanup was \$180,000, but additional projects were undertaken as part of the cleanup.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Dorcely, seconded by Ms. Weil, with all in favor, the meeting was adjourned.


Secretary / Assistant Secretary


Chairman / Vice Chairman