

**MINUTES OF MEETING
SOUTH KENDALL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the South Kendall Community Development District was held on February 26, 2016 at 9:00 a.m. at Tuscan Village Clubhouse, 12801 SW 133rd Terrace, Miami, Florida.

Present and constituting a quorum were:

| | |
|-----------------|--------------------------------|
| Sergio Valdes | Vice Chairman |
| Ernesto Frye | Assistant Secretary |
| Jesus Hernandez | Assistant Secretary |
| Betty Fayad | Assistant Secretary (by phone) |

Also present were:

| | |
|----------------|-----------------------------------------|
| Luis Hernandez | District Manager |
| Ginger Wald | District Counsel |
| Scott Cochran | Billing, Cochran, Lyles, Mauro & Ramsey |

FIRST ORDER OF BUSINESS

Roll Call

Mr. Luis Hernandez called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
January 22, 2016 Meeting**

Mr. Luis Hernandez: The second item on the agenda is Approval of Minutes of the January 22, 2016 Meeting. This would be the time to make any changes, corrections, additions, or deletions. If there are none, then a motion to approve them.

On MOTION by Mr. Frye seconded by Mr. Jesus Hernandez with all in favor the Minutes of the January 22, 2016 Meeting were approved.

THIRD ORDER OF BUSINESS

**Ratification of Air Conditioner
Agreement with Neptuno Service
& Repair, Inc.**

Mr. Luis Hernandez: Moving forward, I just need to inform the board that we still have not received the agreement yet from the A/C company. We have been following

up with Yamilex and now that I am here I will be personally trying to get this matter resolved. So there is no action required from the board since we don't have the actual executed document.

FOURTH ORDER OF BUSINESS Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

There not being any report, the next item followed.

C. Club

There not being any report, the next item followed.

D. Manager

Mr. Luis Hernandez: The only thing I need to remind the supervisors is that my intent is for at the next meeting we will start the budget process. The reason I want to start early is because I want to minimize surprises and I want the board to take the time to go ahead and revise everything we have in expenditures. One of the portions the district has been concerned with is having enough funds to avoid surprises. Part of what we have been doing through the years, if we are going to be anticipating that we need to incur an expense, the longer we can make that expectation be real, the more likely we can include it within our budget so the increase if any will be smaller for the homeowners. Taking that into consideration, it is my intention to start the proposed budget process at the next meeting.

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

There not being any, the next item followed.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Luis Hernandez: Next we have the Financial Reports, which are under Section VI of the agenda books. You will find the check run summary, the balance sheet, and the

income statement. Unless anyone has any questions, a motion to approve the financials would be in order at this time.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor the check run summary and the balance sheet and income statement were approved.

SEVENTH ORDER OF BUSINESS Adjournment

Mr. Luis Hernandez: Unless anyone has any other district business to discuss, a motion to adjourn would be in order.

On MOTION by Mr. Frye seconded by Mr. Valdes with all in favor the meeting was adjourned.


Secretary / Assistant Secretary


Chairman / Vice Chairman