

**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 June 24, 2016 at 9:00 a.m. at Tuscan Village Clubhouse, 12801 SW 133<sup>rd</sup> Terrace, Miami, Florida.

Present and constituting a quorum were:

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

Also present were:

Luis Hernandez	District Manager
Ginger Wald	District Counsel
Yamilex Ortega	Courtesy Property Management

**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 May 27, 2016 Meeting**

Mr. Luis Hernandez: The second item on the agenda is Approval of Minutes of the May 27, 2016 Meeting. This would be the time to make any changes, additions, or deletions. If there are none, a motion to approve them with them would be in order.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor the Minutes of the May 27, 2016 Meeting was approved.
---

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney - Discussion of 2016 Supplement Legislative Session Memorandum**  
Mr. Luis Hernandez: Moving forward, next we have Staff Reports. Ginger?

Ms. Wald: In your agenda is the supplement report. I believe last time you had the original one. The first thing listed in the memorandum is dealing with community

development districts that are new or if you are combining districts, but I don't think that really applies to you since you are already established and not combining with anyone else, but it has to go through the state for approval. The second one, which is on the next page deals with public record, open meetings, and competitive solicitations. If we were going out to bid for a large project and you wanted to have a specific meeting with a potential bidders, you can now do that in the Shade, which means you wouldn't have to have it out in the public. You would still have to record it and you can ask questions. More likely than not you are not going to have to worry about that because I don't see any projects you would have on the horizon like that. You can do it in public, you don't have to do it Shade, but if there is some kind of trade secret, now you would have the ability to do so. And that is it. I have nothing else to report.

**B. Engineer**

There not being any report, the next item followed.

**C. Club - Consideration of Proposals for Air Conditioner Repairs**

Mr. Luis Hernandez: Moving forward to Club. Yamilex?

Ms. Ortega: Dynamic Airflow had to come do a repair to the A/C line. Unit #1 went down. They had to make the repairs. It was \$2,900. We had actually gotten two more bids that were way more so we went with Dynamic.

Ms. Wald: And this is above and beyond regular air conditioning services?

Mr. Luis Hernandez: That is correct. The system was damaged and at this point it would be appropriate to have a motion to ratify this because the district couldn't wait until the meeting to get this done so it would be to ratify the Dynamic Airflow proposal and work that has been done in the amount of \$2,900.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor the proposal from Dynamic Airflow for repair work on the air conditioner was ratified in the amount of \$2,900.

**D. Manager - Number of Registered Voters in the District - 575**

Mr. Luis Hernandez: Under Manager we have the number of registered voters. At this point I just need to report that at this time the district has 575 registered voters. The reason and importance of that announcement is that when the district reached 250 registered voters and six years of establishment, elections of the supervisors will be controlled by the Miami-Dade County Supervisor of Elections office. At this point the district has already met both requirements and at the same time I will take advantage to remind the supervisors that there are two seats up for election in November. Those are Seat #5 and Seat #3, currently being occupied by Sergio Valdes and Alexander Sabe. If they want to run for those seats, the deadline to register is today at noon. At the same time, I want to remind the supervisors on the public record that the Form 1 needs to be filed, but at the same time it is my understanding all of the supervisors have prepared documents and those will be submitted prior to July 1<sup>st</sup>. With all those indications, unless anyone has any questions for me, I will move forward. But before I do so, at the last meeting, the board approved FMS to revise and revisit the possibility to refinance the bonds. As of this point, what FMS is doing is through Standard & Poors they are trying to get the community rated. What this means is that Standard & Poors is going to be evaluating the number of units being owned and based on that establish the probability of risk of an investment. By getting that rating, it is going to put the community in a position that when we renegotiate the bonds, it will be a more solid situation if it is rated. It is FMS's belief that the district will have good rates because at this point all of the units are owned by individuals or small corporations and there is no bigger player to have an effect that could potentially affect the district's ability to collect. In other words, there isn't one owner who has so much ownership that the particular situation or entity will affect the community as a total. So with that being said, they are working on getting that report and hopefully by the next meeting they will have some information. Once again, the intent is through the refinancing to try to see how it can be done to minimize the increase that we are going to be contemplating in our budget. Unless anyone has any questions, I will move on.

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

There not being any, the next item followed.

**FIFTH ORDER OF BUSINESS      Financial Reports**

- A. Approval of Check Run Summary**
- B. Balance Sheet and Income Statement**

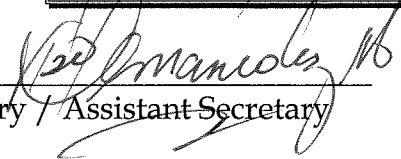
Mr. Luis Hernandez: Next we have the Financial Reports. Tab A contains the check run summary, while tab B contains the balance sheet and income statement. Unless anyone has any questions, a motion to approve the financials would be in order.

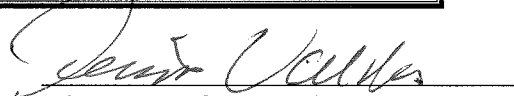
On MOTION by Mr. Valdes seconded by Ms. Fayad with all in favor the check run summary and the balance sheet and income statement were approved.

**SIXTH ORDER OF BUSINESS      Adjournment**

Mr. Luis Hernandez: Before we adjourn, I just wanted to let the board know that I have been in contact with Mr. Joe Pritchett, who is the gentleman who has been providing us with gym equipment in the past. The Ritz-Carlton on Las Olas in Broward County is changing their entire gym equipment. It is in excellent condition and looks better than some items we have here and it is likely that the equipment is going to be a really good price. I will check to what they have compared to what we have here and if there is an ability to make any changes, I will come back with more information at the next meeting. So I will keep you posted, but I just want the board to know that something I am working on. There are always people coming to use the gym and as time goes by, more people keep coming so it seems to be one of the amenities people enjoy and therefore we need to be making an effort to keep it that way. With that being said, unless anyone has any other district business to discuss, a motion to adjourn would be in order.

On MOTION by Ms. Fayad seconded by Mr. Jesus Hernandez with all in favor the meeting was adjourned.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman