

**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 July 22, 2016 at 9:00 a.m. at Tuscany Village Clubhouse, 12801 SW 133rd Terrace, Miami, Florida.

Present and constituting a quorum were:

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

Also present were:

Luis Hernandez	District Manager
Ginger Wald	District Counsel

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 June 24, 2016 Meeting

Mr. Luis Hernandez: The second item on the agenda is Approval of Minutes of the June 24, 2016 Meeting. This would be the time to make any changes, additions, or deletions? If there are none, a motion to approve them would be in order.

On MOTION by Mr. Jesus Hernandez seconded by Mr. Frye with all in favor the Minutes of the June 24, 2016 Meeting was approved.

THIRD 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 - Discussion of Financial Disclosure Report from the Commission on Ethics - *everyone has filed*

Mr. Luis Hernandez: Moving forward, under Manager, there are a couple items. One has been included on the agenda, while the other two are items I need to present to the board. The first one is good news that all of the supervisors have filed so everybody has fulfilled the required obligation of the financial disclosure forms so I just want to congratulate everybody on that. The second part is keeping the board posted is that one of the items the district has been discussing is the potential refinancing of the district's bonds. As you probably recall, Mr. Kessler from FMS is trying to assist the district in doing this. In order for us to do so, it would be appropriate for us to define if they can be rated. Based on the direction the board has given me, I just wanted to keep the board posted and let you know they are working on getting those bonds rated. For those who want to understand what that means, it is going to be determined what the risk is for an investor to buy these notes and by showing them the number of residents is so significant so it diminishes the risk and the interest rate will be lower. That is the good news. The bad news is that has to do with the third part I am going to present is that we were hoping to get the refinancing done at the same time we are going to be adopting the budget, but that is set for the next meeting and the concern we have at this point is that when we did the proposed budget we were taking into consideration the fact that we were going to have the refinancing taken care of already. So the part I wanted to ask you is to look at page 2 of the budget that I just passed out so you can see what the assessment is that the homeowners are going to be paying and how much increase. In the regular operations and maintenance everything correlates to the community and we are taking the assessments from \$771 to \$843. So increasing that line item alone is almost \$70. Now it is important to notice that the landscaping has been kept in a way that cannot compare to

anyone around and the district has been diligent enough to provide everything required and we already went ahead and took care of any problems we did have like the white fly and so on. In order for us to be able to maintain that level it is extremely important for us to ensure we have the needed funds. That is the reason for the increase. On the club side we are having an increase as well. When we combine those the total increase is in the amount of \$134.07. Now with that being said, there will still be savings by allowing the refinancing to take place. What it means is rather than having 581 units facing an increase, it would be reduced to \$155.

Mr. Jesus Hernandez: When are we going to know?

Mr. Luis Hernandez: Based on my conversation with Jon he believes by October or November of this year. Part of what I was pushing is to get it done prior to adopting the budget and also because right now the interest rate is at its lowest known rate and with the election coming up you never know which direction it is going to be taking so I am trying to get it done before that. So coming back to the budget, I will see if there is anything else I can adjust to minimize the increase, but my main concern is to ensure the community has enough funds for any unforeseen issues.

Ms. Wald: What would be the estimated amount then?

Mr. Luis Hernandez: What we just discussed and if I were to have any changes, I would explain all of that at the time we adopt the final budget.

Ms. Wald: And when are we doing that?

Mr. Luis Hernandez: Next month. So the letter will go to the homeowners soon and it needs to be said that the potential increase is roughly \$10 per month. The district hasn't had any increases over the last few years and that is part of what we need to remember and typically when we need to do an increase we try to do it in way so that we won't need to do so again for another few years. All right. So just with that explanation, I will move forward, unless anyone has any other questions.

**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.

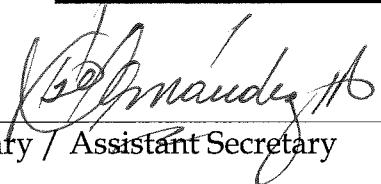
On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor the check run summary and the balance sheet and income statement were approved.

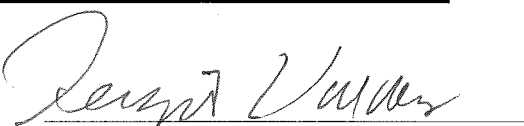
SIXTH ORDER OF BUSINESS

Adjournment

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

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


Secretary / Assistant Secretary


Chairman / Vice Chairman