

**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 September 23, 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
Alex Sabe	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Matt Hans	GMS
Ginger Wald	District Counsel
Several Residents	

**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  
August 26, 2016 and September 2,  
2016 Meetings**

Mr. Luis Hernandez: The second item on the agenda is Approval of Minutes of the August 26, 2016 and September 2, 2016 Meetings. This is the time to make any changes, additions, or deletions. If there are none, then a motion to approve them would be in order at this time.

On MOTION by Mr. Sabe seconded by Mr. Jesus Hernandez with all in favor the Minutes of the August 26, 2016 and September 2, 2016 Meetings were approved.

**THIRD ORDER OF BUSINESS**

**Ratification of Contract with  
Rockline Vac System for  
Drainage System Cleanup in  
amount of \$4,645**

Mr. Luis Hernandez: Moving forward we have ratification of a contract with Rockline for the vacuum of the drainage system. As the board probably remembers, at the August 26<sup>th</sup> meeting there were some concerns expressed by the homeowners in regards to the drainage system. After that, the district has contacted the HOA and the drainage system was due for inspection. So the district has been taking the lead this time and we have contracted with Rockline to do the inspection. What you are seeing here is that they found a total of 27 catch basins and all of them need to be cleaned. They started the work on the 19<sup>th</sup> and came back on the 20<sup>th</sup>, but the vehicle they were using broke down so they had to stop. So far they have cleaned out only 10 catch basins out of the 27. They are hoping to be able to get back to the community either today or tomorrow at the latest and they plan to have everything done and taken care of by the latest being next Friday. So with that being said, and based on the urgency of the matter, since part of the concerns were that water was not flowing and draining as quickly as it should, for that reason the District Manager authorized the work and that is why I am asking for ratification. By making that indication, if the board does not approve it, I would be the one needing to pay that deal. So hopefully you are willing to consider it.

Ms. Wald: There is money in the budget for this and these actions were taken based on the great concerns residents had at the meeting where we discussed the budget.

Mr. Luis Hernandez: That is correct. And that is rationale I was using.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor the contract with Rockline Vac System for drainage system cleanup was ratified in an amount of \$4,645.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposal from  
Dynamic Airflow Corp. for  
replacement of Condenser Unit**

Mr. Luis Hernandez: Moving forward, the next item we have is a proposal from Dynamic Airflow Corp. As the board probably remembers, we have been having issues with one of the units here at the club. What this proposal is going to be presenting is what we understand and believe is going to finally resolve and take away the problem we have been having with that unit and it will be by replacing the portion that needs to be replaced. The total consideration the district will need to pay will be \$4,700, an amount that could be absorbed with the existing budget.

Mr. Valdes: I have some additional information on that. They replaced two valves on the unit and after replacing those they pressurized the units for over a week. They have been here quite extensively.

Ms. Wald: Was that through the contract we have with Neptune?

Mr. Valdes: No, another provider. It seems for now that we can get this approved, but we may not have to because it seems that the pressure is holding.

Mr. Luis Hernandez: So we might not have to replace it.

Mr. Valdes: Right. Eventually they will have to be replaced because they are already 10 - 12 years old, depending on how old the club is, which was probably the first thing that was built in the community. So eventually not only that one, but all of the others will also have to be replaced, which is something Luis and I are looking into.

Ms. Wald: When they are going to go, right. And it makes more sense to do them all at once for the savings and installation costs.

Mr. Valdes: Right, so it will probably be best at the time we decide, it doesn't have to be immediately because it could last another six months or another two years.

Ms. Wald: We could look at it for this fiscal year we are going to be entering into.

Mr. Valdes: Exactly. But for now we don't have. Just in case it continues to lose pressure, because the Freon is very expensive, if it loses pressure it is because it is leaking and you don't want that. Every time they pressurize it, they have to drain all of the Freon before they can do anything else. So I suggest we get it approved and if we need to, it is

already there, but if we don't need to, great, we will wait, and then later on, like Ginger said, we can look into an option for replacing all three at the same time.

Mr. Luis Hernandez: Not only that, there will probably be savings in the electrical bill by improving the units. That is part of what we need to consider, also. The other part I am checking just for the board to know is that right now there are some improvements in the solar electric benefits, but it depends, especially for the AC's. You need to have certain kinds of units to be able to run them. So the part I am matching is whatever we buy it is going to give us the flexibility that in the future we can go with solar panels and have the ability to run those through the solar panels, as well. There is one special taxing district that has been established called Green Corridor. GMS happens to be the management company for that entity and they do offer programs that they will finance for 20 years tax exempt included on the property taxes if the community decides to move in that direction.

Mr. Valdes: And the cost of the units are standard costs?

Mr. Luis Hernandez: I haven't gotten the numbers yet, so rather than speculating at this point I am just starting my research, but when we have the conversation, those are the items we have been checking on. Based on the latest information we are receiving, the motion would be to approve the presented proposal contingent to the fact that the already done repair doesn't last.

Ms. Wald: Is there going to be any effect on the service provider we have if you do a new unit? Is it a similar unit so it isn't going to change anything they are doing as to their agreement?

Mr. Luis Hernandez: As far as I understand for maintenance purposes, nothing will be affected on their side.

On MOTION by Mr. Sabe seconded by Mr. Valdes with all in favor the proposal from Dynamic Airflow Corp. for replacement of a condenser unit was approved.

**FIFTH ORDER OF BUSINESS****Ratification of Proposal from Vested Security for Increase for Fiscal Year 2017**

Mr. Luis Hernandez: The next item we have is a proposal from Vested Security. I am just presenting this as a formality because the board already knows at the time we approved the budget, this amount was already included in the approved budget for the coming fiscal year, but by putting it on the agenda everybody will understand the reason why next month there is going to be an increase in the rates coming from them. At the same time, by making a motion and authorizing the proposal from Vested, you will be authorizing district staff to take all necessary steps, likely an amendment to the agreement will be necessary so it will reflect the increase that is being approved.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor the proposal from Vested Security for an increase for fiscal year 2017 was ratified.

**SIXTH ORDER OF BUSINESS****Consideration of Proposals from Roberts Aluminum Furniture for Pool Patio Furniture Maintenance**

Mr. Luis Hernandez: The last item that we have for your consideration are proposals from Roberts Aluminum. They presented two proposals. One is for this area, and the other is for the other area. All they are presenting right now is just to fix everything that can be fixed. This is probably going to be divided into two or three steps. What I think and the recommendation of staff to the board so you can define if that is the right steps is for everything that can be fixed in workable conditions has been included in those two quotes. The second step will be to see if what we have done is enough or not and if it isn't, how much will need to be bought to have enough chairs and equipment for people to come in and enjoy the two pools. So with that understanding the first step total amount to fix everything that is in this area is \$2,274 and for the other pool \$1,183.50.

Mr. Valdes: And just as additional information, not only will they be repairing those that can be repaired, but they are also replacing all of the strapping on all of the chairs. The strapping on the chairs is for a better word disgusting. It is just beyond

cleaning. The maintenance people have cleaned it with special products, but between the sun and lotion and everything else it is to the point where you don't even want to lay down on them. That's how bad it looks. So we will re-strap them and later on sometime next year we may have to look into getting new furniture, maybe transferring some of the stuff here to the other pool and buying new for here, but at least for now this will carry us for a little while because the straps are horrible.

Mr. Luis Hernandez: I will be getting with club staff to start keeping an inventory so we know the timetable for the furniture. At this point we don't have that information and don't know it. By replacing all of this, we will be starting fresh, but we need to know wear-and-tear and equipment and how we have it right now has been overextended.

Mr. Valdes: I think right it was around five years ago when we did this originally so those straps probably won't last more than three years. It has been already five so we got longer than we anticipated, but they are due for repairs and now is a good time since winter is coming and they can do it by portions, maybe take half.

Ms. Wald: I was going to ask if they are going to do it all at once or not.

Mr. Valdes: They will do probably half at a time here, and same thing for the other area. Pool usage is a little down now since kids are back in school.

Mr. Luis Hernandez: And the rain is also probably affecting usage.

Mr. Valdes: And when it gets cool people stop using it. Once it drops below 90 degrees nobody wants to use the pool.

Mr. Luis Hernandez: So with all that explanation being made and understanding, the motion would be to approve Quotes #5315 and #5316.

On MOTION by Mr. Sabe seconded by Mr. Valdes with all in favor the proposal quotes #5315 and #5316 from Roberts Aluminum Furniture for pool patio furniture maintenance were approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal from Ortiz Construction Services for**

### **Awnings and Drinking Fountains at the Pool**

Mr. Luis Hernandez: The last item I need to be considered goes back to a conversation Sergio and I had. When we were talking about the fountain, he was referring to the water fountain at the pool, not the fountain at the entrance.

Mr. Valdes: Oh. That is why he threw me off. The water fountain at the pool?

Mr. Luis Hernandez: Yes. The ones outside the building for the people when they are using the pools are getting to the point they cannot even be replaced. The equipment that we have is so old, more than 10 years old, so the parts are not replaceable. So I have contacted Ortiz, not only to replace the two refrigerator bi-level drinking water fountains, but also to put some sort of canopy so it will be protected against the sun.

Mr. Valdes: Yes. They are directly in the sun so the plastic and metal and everything and aside from kids damaging them and sitting on them, it all deteriorates. So we talked to Henry and the idea was just like a canopy here, obviously something smaller, but put a canopy like the same color so it matches and it protects it from the excessive sun so they last a little longer. The sun beats down on it.

Mr. Luis Hernandez: Not only that, it could be just one, but you would be breaking the consistency of the two buildings. So the proposal includes having one on each side.

Mr. Valdes: And the canopies will be so it matches the design on the buildings over there. You know where the thing in the middle is and you have the bathrooms, there is a decoration on the wall so the idea is to put one canopy on each side so it is even.

Mr. Luis Hernandez: And consistent so it will be part of the building rather than just being seen as an addition with something missing on the other side.

Ms. Wald: And we do know that those water fountains are utilized.

Mr. Valdes: Not only that, it is a county code. We need to have them. You cannot have a pool without them.

Ms. Wald: Functionality and extending the life with use of the canopy to do so.

Mr. Luis Hernandez: So with that being said, Estimate #3412 and #3413.

Mr. Valdes: We also need to talk to Henry about cleaning them. There is some cleaning material that should help?

Mr. Valdes: It is still in good condition, the canopy itself, but the top has mildew.

Mr. Luis Hernandez: That I can take care of at the same time. Okay. So with that being said, if the board wants to consider Quotes #3412 and #3413 would be in order.

On MOTION by Mr. Jesus Hernandez seconded by Mr. Valdes with all in favor the proposal quotes #3412 and #3413 from Ortiz Construction Services for awnings and drinking fountain were approved.

**EIGHTH 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: As Manager, there is only one quick item I wanted to let the board know about. The item I have is that everything goes the way I have it set so far, the district will be closing. Today is the pre-closing of the bonds. What that means is that the district has been successful in following all of the directions and motions the board has provided us with. As a result of that, the homeowners are going to be seeing a good benefit in this refinancing. If you specifically go to Table #3, you will be able to compare what people used to pay and what they are going to be paying now with the refinancing. The units that used to pay \$1,060.84 will now pay \$945.81. That is for Phase I. For Phase II, they were paying \$1,717.59 and that will go down to \$1,380.47 so the savings in that subdivision is \$337.12. As you can see, the total net savings the community is facing is



\$1,163,000 without taking into consideration that you have some savings given to the original Series 2005 at the time we refinanced in 2015. So with all that being said, I am providing to you the latest numbers and those will be signed and hopefully finalized at the beginning of next week and if everything goes successfully we will be able to save some money for the homeowners.

Ms. Wald: Do you want to have a motion to approve the updated report? You don't necessarily have to because you did approve it last time as-amended, but maybe we should anyhow?

Mr. Luis Hernandez: Just to be safe, and I have dated it September 23<sup>rd</sup> so it shows the closing numbers. A motion to approve the allocation report dated September 23, 2016 showing all of the final numbers would be in order.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor the allocation report dated September 23, 2016 was approved.

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

There not being any, the next item followed.

**TENTH ORDER OF BUSINESS                      Financial Reports**

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

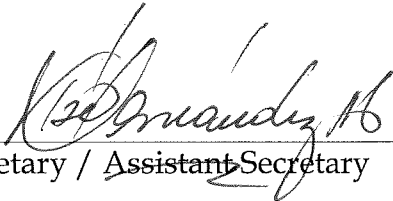
Mr. Luis Hernandez: Moving forward, the next item we have is Section X, where we have the Financial Reports. Unless anyone has any questions on those, a motion to approve them would be in order.

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

**ELEVENTH ORDER OF BUSINESS      Adjournment**

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

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

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman