

**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 January 27, 2017 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
Betty Fayad	Assistant Secretary (by phone)
Alex Sabe	Assistant Secretary (by phone)

Also present were:

Luis Hernandez	District Manager
Daniel Finz	GMS
Scott Cochran	District Counsel
Yamilex Ortega	Club Manager

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Alexander Sabe

SECOND ORDER OF BUSINESS

Roll Call

Mr. Luis Hernandez called the meeting to order, called the roll, and indicated for the record that Mr. Sabe's oath of office had been imposed prior to starting the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
December 14, 2016 Meeting**

Mr. Luis Hernandez: The next item that we have is Approval of Minutes of the December 14, 2016 Meeting.

On MOTION by Mr. Valdes seconded by Mr. Frye with all in favor the Minutes of the December 14, 2016 Meeting were approved.
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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: One of the items the CDD typically tries to avoid is surprises.

At the time we present incidents for events that have taken place, it is not the intent to scare or concern anyone, but to keep you aware of what has been taking place. We have been informed that the vendor who provides the landscape services has been approached by someone who claims to be a homeowner and that person initially started having a conversation with this firm, asking for some private work at a particular house. The conversation twisted and the gentleman indicated that someone from the landscape firm had stolen \$80 from the owner of that property. When that conversation changed, the owner of the company who was approached changed the tone and asked how he knew it was his people. The individual on the phone claimed to have video of everything that took place and described a particular specific individual and it happens to be there is no one in the crew that would fit that description. They were asking for a tall white guy with green eyes. For those who have seen our crew, we don't have anyone that fits that description so it someone not related to the landscape company. Nevertheless, the whole point I wanted to address is that as the conversation continued to move forward, the first part the landscape company told him is that if he believed that occurred to please call the police and give them all this information because he didn't believe one of his guys had done what was described and at the same time, making such accusations based on what he believed took place could have consequences. The voice and tone on the other side changed and the guy started cursing and making more accusations that he was going to be taking drastic actions. The part I want the Board to know is that this took place. We

have not been able to recognize whether it is in fact a homeowner, what unit it is that had this problem, nor do we really understand what the problem is. The only part we have asked the landscape company to do is to send a police report so that there is some documentation of that event taking place. All we have at this point is phone numbers, since the gentleman called from two different phone numbers. So I just want everybody to be aware of it. I have been asking the landscaping company to be cautious, not to change anything of what they do, but to minimize having just one individual going to places and having the crew kind of moving together. At the same time, by keeping everybody posted, I want to make you aware that it seems to be a person who is dissatisfied and at least verbally he is expressing that he will be taking drastic actions. So I think that is what is important for the Board to be aware of at this point and as this gets to be unfolded and moves forward, I will keep you posted. At the same time, I just want to report that there has been some work being done throughout the community as part of the regular maintenance that is being done. I am not aware of any problems, but if you happen to notice anything, just let us know. We have been trying to catch up on any maintenance we have been aware of.

**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

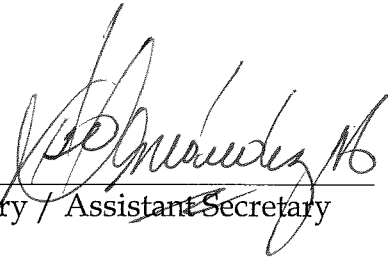
Mr. Luis Hernandez: The next item on the agenda are the Financial Reports. Tab A is Approval of the Check Run Summary and tab B is the Balance Sheet and Income Statement. Unless anyone has any questions, a motion to approve them would need to take place at this time.

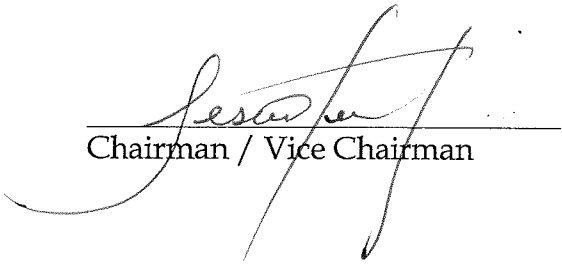
On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor the check run summary and the balance sheet and income statement were approved.

SEVENTH ORDER OF BUSINESS Adjournment

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

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


Secretary / Assistant Secretary


Chairman / Vice Chairman