

**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 October 27, 2017 at 9:00 a.m. at Tuscany Village Clubhouse, 12801 SW 133<sup>rd</sup> Terrace, Miami, Florida.

Present and constituting a quorum were:

Jesus Hernandez	Chairman
Sergio Valdes	Vice Chairman
Betty Fayad	Assistant Secretary
Ernesto Frye	Assistant Secretary

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  
August 25, 2017 Meeting**

Mr. Luis Hernandez: The second item on the agenda is Approval of Minutes of the August 25, 2017 Meeting. This is 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. Valdes seconded by Mr. Jesus Hernandez with all in favor the Minutes of the August 25, 2017 Meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Discussion on Damages from the  
Hurricane**

Mr. Luis Hernandez: The part of the discussion on the damages from the hurricane, I want to start by thanking Sergio who has been helping the District strongly making sure that everything has been taken care of. And it is the part the community

sometimes doesn't perceive that people are just doing something for free. He was the first one guiding us as to what was necessary or not. So thank you very much. The District has always had funds available for these types of events. What is appropriate at this point is for me to come and tell you what expenditures has incurred and for you to authorize those expenditures to take place. The way the District is going to be processing it is going to be divided in two separate processes. One will be landscape related and the cleanup, which will be filed with FEMA to seek and try to get reimbursement from FEMA. The other is for some of the damages over here on the club side we have already applied to the insurance to get those items reimbursed. The insurance company already came and took pictures. We need to remove the entire kitchen. Water came through one of the windows and if you were to spend any time in there you can smell that humidity made some damages. So we were just waiting for them to come and take all of the pictures and it was not until this week that we got the approval to start working moving forward on all of that. With that kind of summary of everything we have faced, let me start by providing you the costs that the District incurred. The main area that affected the community was the landscaping. We used our landscaping vendor, Tony's Nursery & Garden Services, and what they have done is they kept track of everything so the District will be successful in going and presenting this to FEMA and the intent for the District is to be able to seek reimbursement from what the District has spent. What percentage is the District going to be successful in getting back, I cannot guarantee anything. The only part I can tell you is that the District and my office has been doing our best to make sure that we have all that is required. As of this point, the District has spent for hurricane pickup, removal of all of the trees and so on, as of right now \$64,234. With that being said, the first motion would be for the Board to ratify the expenditure and by ratifying, authorizing the payment to Tony's Nursery and Garden Services.

On MOTION by Mr. Valdes seconded by Ms. Fayad with all in favor the Board ratified actions taken by Tony's Nursery and Garden Services on the expenditures for landscaping and hurricane cleanup and authorized payment for such.

Mr. Luis Hernandez: The other item that we have faced are problems here throughout the community. We have used Henry Ortiz and Ortiz Construction to help us with any hurricane related problems. What I have done is I have divided and you can see that I made two small groups. The group on the top is the one that has the total of \$6,641 that corresponds to damages that were done throughout the community. That part, still the guidance from FEMA hasn't been given fully, but the District is able to go ahead and quantify that portion. The portion on the bottom part corresponds to damages that are affected by the club and therefore the District is going to be going ahead and trying to get that reimbursed through the insurance company. With that being said, unless anyone has any questions, at this point it would be a motion to authorize the expenditures that were made by Ortiz Construction in the total amount of \$12,065.

On MOTION by Mr. Valdes seconded by Mr. Frye with all in favor the Board authorized for the expenditures made by Ortiz Construction in relation to hurricane damages to be paid in the total amount of \$12,065.

Mr. Luis Hernandez: First I am presenting to you everything that I have invoices that I can pay off, then I am giving to you those that I have recently received so we can finalize them. The last one that I have relates to the pool. Part of the problems we faced, and once again the guidance from FEMA hasn't been given, but the District is going to be trying to seek reimbursement if that is applicable, is the fact that since there was no water, additional chemicals had to be put in both pools to be able to maintain them. After having a conversation with the vendor, we were able to obtain a discount so that in the worst case scenario the District would have to pay for that maintenance and it will not affect us as much. At the same time, the next invoices, the one for the pump and the one for the feeder, it is my understanding that's related to the hurricane they got loaded and damaged so we are going to try to get this paid back by the insurance company that the clubhouse has. With that explanation being made, a motion to authorize and approve the Blue Magic Pool Services invoices in the total amount of \$4,300.

On MOTION by Mr. Valdes seconded by Mr. Frye with all in favor the invoices from Blue Magic Pool Services were approved in the amount of \$4,300.

Mr. Luis Hernandez: Now the part that I do not have the invoices for, but I want the Board to be working on is it has been noticed that all of the flood lights are damaged. None of them can be claimed to be because of the hurricane, but it has been some time since the last time that the District has fixed them. So at this point, we need to change them out. It is the cleanest, easiest way to do it. Material and labor is \$155 and there are thirty-nine that we have so it would be thirty-nine times \$155. So it will be a total amount of \$6,045 and since we are going to be using the same vendor we can add the other one, because we need to change the four decorative lamps outside of the building that also got damaged. So those need to be replaced. Each of those cost \$628 so the total amount will be \$2,512 and the total amount that the Board will be authorizing is \$8,557.

On MOTION by Mr. Valdes seconded by Ms. Fayad with all in favor the Board authorized replacing the thirty-nine flood lights and four decorative lamps and the invoices with Ortiz Construction were approved in the total amount of \$8,557.

Mr. Luis Hernandez: It is important to let the record reflect that the District and the community is trying to work proactively on that. Everything has already been cleaned up although some homeowners have chosen to go and dump some items that probably got damaged because of the hurricane and that is getting to become an issue. The reason I am highlighting that on the record is that if it comes to be material for what the community does, I will be letting you all know. It saddens me that despite the efforts from the community to assist in getting everything ready for the community to be in the best condition, people are dumping things.

Mr. Valdes: The problem is that they don't put it in front of their house. They put it in an area where you don't know who it belongs to.

Mr. Luis Hernandez: So they cannot be blamed.

Mr. Jesus Hernandez: Then no one picks it up because it doesn't belong to anyone.

Mr. Valdes: Right. I have seen people take entire trees and put them somewhere. The city won't come pick it up unless someone complains about it. So then they put it in areas where you don't really know who it belongs to so you can't trace it back to someone.

Mr. Luis Hernandez: The part that we have been trying to remind homeowners is that you can call Miami-Dade County to schedule a special pickup.

Mr. Valdes: Yes, but they are way behind and 311 is not even answering so it is a lost cause pretty much.

Mr. Luis Hernandez: Once again, I just want the Board to be kept posted and if the item becomes an issue, we will come back to report to you on that.

**FOURTH ORDER OF BUSINESS      Staff Reports**

**A. Attorney**

Mr. Luis Hernandez: Moving forward to Staff Reports. Ginger?

Ms. Wald: Nothing.

Mr. Luis Hernandez: Nothing to report? Excellent report.

**B. Engineer**

There not being any report, the next item followed.

**C. Club**

Mr. Luis Hernandez: As far as the club, everything is in workable conditions. All of the maintenance has been provided. I am not aware of any issues.

Mr. Valdes: I was here when they were doing the things they needed to do and asked for some additional equipment because people have complained about the machine.

Mr. Luis Hernandez: Then why don't we get a proposal for that?

Mr. Valdes: I told them to give us a proposal for a new one. If they can't find one that matches I don't care. As long as they take that one away. Not only is it a safety hazard, but at the same time, people are complaining because it can no longer be adjusted. They can't find the pin so it is an issue.

Mr. Luis Hernandez: Let's work on that later to see what we can do or not. Worst case scenario, the part the Board needs to know is that the District has funds so if we need

to replace the machine, it is not going to affect anything. With that being said, I will put a note to follow up about the machine.

**D. Manager**

Mr. Luis Hernandez: As for Manager, as I was explaining, the insurance company already came and took all the pictures, and they gave us the okay to move forward and tear down the entire kitchen and replace it and we are asking them for the total amount of the cost to replace the entire kitchen, including with the estimate. Right now we are basing things on an estimate. You will not know exactly how the wall is until you pull everything out. We are assuming that we are going to be replacing the bottom part because of the humidity and I will be requesting the Board to authorize an amount of \$10,000 with the understanding that all we are doing is based on the understanding that the insurance company is going to be giving those funds back to the District. The part I don't want is one item to be holding the other. The insurance could take several months before they release the funds and I don't think that is appropriate for the community to be waiting for it. The District does have the funds to pay for the improvements and whenever we finalize things with them, that will be fine and we will be taking all of the necessary steps to ensure that the insurance company pays us what they are supposed to be paying us back. So with that being said, the request to the Board is to authorize a not-to-exceed amount of \$10,000 for the repair of the kitchen.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor the Board authorized a not-to-exceed amount of \$10,000 for the repair of the kitchen.

Now the last item that I have to discuss as Manager, is the next meeting that we have, and all I am trying to do is coordinate because it always has been an issue for us, the schedule for the holidays. We already have a meeting on November 17<sup>th</sup>, which is a week before Thanksgiving. Then we also have another meeting scheduled for December 15<sup>th</sup>. In the past, the meeting in December has always been extremely difficult to accomplish. Taking advantage that the community has already kind of undertaken a

majority of the projects, I believe we would be able to get by with only one of those meetings. My suggestion would be to have the meeting in November and cancel the meeting in December if that works for the Board. I just want to make sure that if we try to have the meeting in November that we are going to have a quorum.

Mr. Valdes: Can we do it earlier? I will not be here on November 17<sup>th</sup>.

Mr. Luis Hernandez: That is exactly part of my concern. Yes, we can schedule a special meeting.

Ms. Wald: You can also make it later. I would say later because today is the 27<sup>th</sup> so it may not make sense to do it so soon if we do it earlier. Maybe early December?

Mr. Luis Hernandez: The part that she is suggesting is why not have it maybe on December 1<sup>st</sup>? That way it gives more time and would still be between the two meetings.

Mr. Valdes: Yes. That would work.

Mr. Luis Hernandez: Will that work for everyone else? It is after Thanksgiving and before all of the December holidays and everyone starts going out of town.

Ms. Wald: Okay so we will be cancelling both 11/17/17 and 12/15/17 and rescheduling to 12/1/17.

Mr. Luis Hernandez: Based on that direction from the Board, that shouldn't be a problem to do that.

**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**

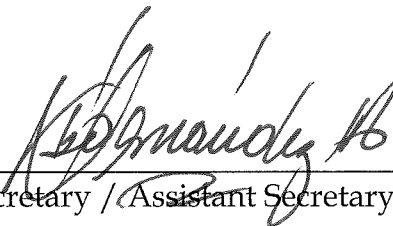
Mr. Luis Hernandez: Moving on to the next item on the agenda, we have the Financial Reports for the Board's consideration. Tab A is Approval of the Check Run Summary, and tab B is the Balance Sheet and Income Statement. Unless anyone has any questions, a motion to approve the financials would be in order.

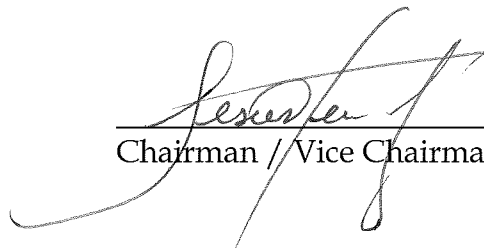
On MOTION by Ms. Fayad seconded by Mr. Frye with all in favor the check run summary and the balance sheet and income statement were approved.

**SEVENTH ORDER OF BUSINESS      Adjournment**

Mr. Luis Hernandez: And unless anyone has any other District business to discuss, last we just need a motion to adjourn the meeting.

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

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman