

**MINUTES OF MEETING
MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

A Public Hearing and Regular Meeting of the Miami World Center Community Development District's Board of Supervisors was held on **Wednesday, September 16, 2015**, *immediately following the landowners' meeting at 2:00 p.m.*, at the offices of **Greenberg Traurig, P.A., 333 S.E. 2nd Ave., 44th Floor, Room 44-020, Miami, Florida 33131.**

Present were:

John Chiste	Chair
Neil Eisner	Vice Chair
Stephen Colamarino	Assistant Secretary
Joseph DiCristina	Assistant Secretary
Cora DiFiore (<i>via telephone</i>)	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Gerry Knight	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 2:22 p.m., and noted, for the record, that a landowners' election was held prior to this meeting. He indicated that Mr. John Chiste and Mr. Neil Eisner each received 27 votes and Mr. Stephen Colamarino, Mr. Joe DiCristina and Ms. Cora DiFiore each received 26 votes. Mr. Chiste and Mr. Eisner will serve four-year terms and Mr. Colamarino, Mr. DiCristina and Ms. DiFiore will serve two-year terms.

SECOND ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors (*the following to be provided in a separate package*)

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Chiste, Mr. Eisner, Mr. Colamarino and Mr. DiCristina. The Oath of Office was administered to Ms. DiFiore by a Notary at her location.

▪ **Roll Call**

****This item, previously part of the First Order of Business, was presented out of order.****

Mr. Wrathell indicated, for the record, that Mr. Chiste, Mr. Colamarino, Mr. DiCristina and Mr. Eisner were present, in person. Ms. DiFiore was attending via telephone.

Mr. Wrathell noted that the Board Members were familiar with the following documents; therefore, he would forego an explanation.

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - i. Form 1: Statement of Financial Interests**
 - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - iii. Form 1F: Final Statement of Financial Interests**
- D. Form 8B – Memorandum of Voting Conflict**

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2015-25,
Canvassing and Certifying the Results of
the Landowners' Election**

Mr. Wrathell presented Resolution 2015-25 for the Board's consideration. He restated that Mr. Chiste and Mr. Eisner each received 27 votes and Mr. DiCristina, Mr. Colamarino and Ms. DiFiore each received 26 votes. Mr. Chiste and Mr. Eisner will serve four-year terms and the remainder of the Board will serve two-year terms.

On MOTION by Mr. Eisner and seconded by Mr. Chiste, with all in favor, Resolution 2015-25, Canvassing and Certifying the Results of the Landowners' Election, was adopted.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2015-26,
Electing Officers of the District**

Mr. Wrathell presented Resolution 2015-26 for the Board's consideration. He explained that, following an election or appointment, the Board is required to reconsider its slate of officers. He noted that, currently, Mr. Chiste serves as Chair, Mr. Eisner serves as Vice Chair,

the remaining Board Members serve as Assistant Secretaries, he serves as Secretary and Treasurer and Mr. Rick Woodville serves as an Assistant Secretary.

Mr. Wrathell requested nominations.

Mr. Eisner nominated the existing slate of officers.

No other nominations were made.

On MOTION by Mr. DiCristina and seconded by Mr. Colamarino, with all in favor, Resolution 2015-26, Electing the Officers of the District, as nominated, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Public Comment and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavit of Publication

- **Notice of Rule Development**
- **Notice of Rule Making**

Mr. Wrathell presented the affidavits of publication for today's Public Hearing.

B. Consideration of Resolution 2015-27, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2015-27 for the Board's consideration. He explained that the statutory requirements for the District, such as the competitive bidding process, voting procedures, etc., are compiled into the District's Rules of Procedure and govern how the District operates.

*****Mr. Wrathell opened the Public Hearing.*****

No members of the public spoke.

*****Mr. Wrathell closed the Public Hearing.*****

On MOTION by Mr. Colamarino and seconded by Ms. DiFiore, with all in favor, Resolution 2015-27, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Discussion/Consideration: Florida Insurance Alliance Fiscal Year 2016 Coverage Options

Mr. Wrathell stated that the Board authorized Staff to bind \$3 million of General Liability and Directors' and Officers' Liability insurance coverage; the premium for the remainder of Fiscal Year 2015 is \$1,130.

Mr. Wrathell recalled that the Board directed Staff to obtain quotes for one full year of coverage, at \$3 million and \$5 million. He reported that the \$3 million coverage premium is \$7,500, annually, and the \$5 million coverage premium is \$10,500, annually. \$12,000 was budgeted for Fiscal Year 2016; therefore, either option was under budget.

On MOTION by Mr. Eisner and seconded by Mr. Colamarino, with all in favor, authorization for Staff to increase General Liability and Directors and Officers Liability insurance coverage to \$5 million, at \$10,500, annually, effective October 1, 2015, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of the Following Financing Matters (*deferred from 8/27/15 meeting*):

A. Revised Engineer's Report

This item was deferred.

B. Updated Master Assessment Methodology Report (*to be provided under separate cover*)

This item was deferred.

EIGHTH ORDER OF BUSINESS

Consider Adoption of Resolutions (*deferred from 8/27/15 meeting*):

- A. **Resolution 2015-21, Relating to the Proposed Issuance of Special Assessment Bonds, Series 2015A-1; Indicating the Location, Nature and Estimated Total Cost of Those Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Total Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Rescinding Resolution 2015-16; Providing for Publication of this Resolution; and Providing for an Effective Date**

This item was deferred.

- B. **Resolution 2015-22, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing a Special Assessment Lien (Relating to Special Assessment Bonds, Series 2015A-1) on Certain Property Within the District Generally Described as the Miami World Center Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes; Rescinding Resolution 2015-17; and Providing for an Effective Date**

This item was deferred.

- C. **Resolution 2015-23, Relating to the Proposed Issuance of Special Assessment Bonds, Series 2015A-2; Indicating the Location, Nature and Estimated Total Cost of Those Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Total Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Rescinding Resolution 2015-19; Providing for Publication of this Resolution; and Providing for an Effective Date**

This item was deferred.

- D. **Resolution 2015-24, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing a Special Assessment Lien (Relating to Special Assessment Bonds, Series 2015A-2) on Certain Property Within the District Generally Described as the Miami World Center Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes; Rescinding Resolution 2015-20; and Providing for an Effective Date**

This item was deferred.

NINTH ORDER OF BUSINESS

Other Business

Mr. Chiste asked if the developer must provide funding for insurance premiums. Mr. Wrathell indicated that the insurance provider binds coverage without prior payment.

Mr. Chiste asked if the Board will approve a check register at each meeting. Mr. Wrathell stated that, since Mr. Chiste reviews and approves funding, he will also review the payables.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer (Interim)

There being no report, the next item followed.

C. District Manager

There being no report, the next item followed.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

TWELFTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

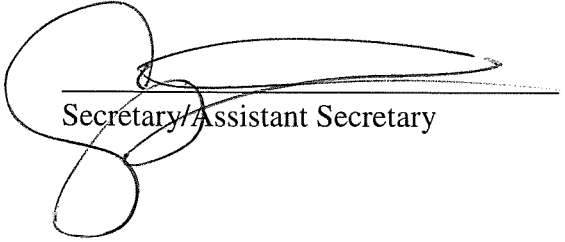
THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Colamarino and seconded by Mr. DiCristina, with all in favor, the meeting adjourned at 2:34 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair