

**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, June 29, 2016 at 11:00 a.m.**, at the offices of **Greenberg Traurig, P.A., 333 S.E. 2nd Ave., 44th Floor, Room 44-008, Miami, Florida 33131.**

Present at the meeting were:

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

Also present were:

Michal Szymonowicz	Wrathell, Hunt & Associates
Sue Delegal	District Counsel
Janet Ricardo	Regions Bank
Bob Gang	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Szymonowicz called the meeting to order at 11:20 a.m., and noted, for the record, that Supervisors Chiste, Colamarino and DiCristina were present, in person. Supervisor DiFiore was attending via telephone. Supervisor Eisner was not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Ratification of Engineer's Report,
Revised May 16, 2016**

Mr. Szymonowicz presented the revised Engineer's Report, dated May 16, 2016.

Mr. Chiste asked what changes were made. Mr. DiCristina recalled that Exhibit 2 had a scrivener's error, as adjustments were made to some lots.

Ms. Delegal noted that the District Engineer was at the bond validation hearing.

Mr. Chiste suggested that approval be subject to confirmation of the changes by the District Engineer.

On MOTION by, Mr. DiCristina and seconded by Mr. Colamarino, with all in favor, approval of the revised Engineer's Report, dated the May 16, 2016, subject to confirmation of the revisions by the District Engineer, was ratified.

FOURTH ORDER OF BUSINESS

Ratification of Master Assessment Methodology Report, Updated May 4, 2016

Mr. Szymonowicz presented the updated Master Assessment Methodology Report dated May 4, 2016. He referred to a scrivener's error on Page 3, Section 1.2, Paragraph 1, which should reflect 644 hotel rooms; this is the sum of "Tract A Hotel" and "Block E Hotel".

On Motion by Mr. Colamarino and seconded by Mr. DiCristina, with all in favor, approval of the updated Master Assessment Methodology Report, dated May 4, 2016, as amended, was ratified.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider Resolution 2016-12, Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

Mr. Szymonowicz presented Resolution 2006-12 for the Board's consideration.

• **Affidavit/Proof of Publication**

Mr. Szymonowicz presented the affidavit of publication for today’s Public Hearing.

*****Mr. Szymonowicz opened the Public Hearing.*****

There were no public comments.

Mr. Szymonowicz explained that, by adoption of the resolution, the District would use the tax bill method of collecting assessments.

Ms. Delegal advised that the resolution was the first step in a two-step process, which declares the need for the levy on non-ad valorem assessments and submittal of the resolution and exhibits to the Property Appraiser and Tax Collector. When the assessments are placed against units, specifically residential units that would be placed on the tax roll, the District would hold another Public Hearing.

*****Mr. Szymonowicz closed the Public Hearing.*****

On MOTION by Mr. Chiste and seconded by Mr. Colamarino, with all in favor, Resolution 2016-12, Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Agreement for District Engineering Services

Ms. Delegal recalled that, at the May 17, 2016 meeting, Kimley-Horn and Associates, Inc., (Kimley-Horn) was ranked the #1 firm to provide District engineering services. The next step in the process was to negotiate the financial terms. A form of agreement was submitted to the District Manager but the rates were not included. Ms. Delegal suggested approval of the form of agreement, subject to the Chair’s acceptance of a rate structure and ratification, at the next meeting. She requested that the Board authorize Staff and District Counsel to make non-substantive changes to the agreement. Any substantive changes would be brought before the Board.

In response to Mr. Chiste’s question, Ms. Delegal confirmed that the insurance provisions were recommended and assumed that they were acceptable to Kimley-Horn, based on entering into a temporary agreement with the District to perform services, prior to the selection process.

Mr. Chiste asked if there was a two-year term, with automatic one-year renewal and termination provisions. Ms. Delegal replied affirmatively, noting that each project would be approved in the form of a work authorization, to be paid in a lump sum or hourly rate. An hourly rate schedule would be attached to the agreement.

Mr. Chiste asked if funds were budgeted for engineering services. Mr. Szymonowicz replied affirmatively. Mr. Szymonowicz indicated that the agreement contained a customary 30-day termination provision.

On MOTION by Mr. Colamarino and seconded by Mr. Chiste, with all in favor, a form of the Kimley-Horn and Associates, Inc., District Engineering Services Agreement, subject to the Chair’s acceptance of the rates and ratification by the Board, at the next meeting, and authorization for Staff and District Counsel to make non-substantive changes, were approved.

SEVENTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of May 31, 2016

Mr. Szymonowicz presented the Unaudited Financial Statements as of May 31, 2016. All District expenditures were funded 100%, by the developer, per agreement.

On MOTION by Mr. Chiste and seconded by Mr. Colamarino, with all in favor, the Unaudited Financial Statements as of May 31, 2016, were approved.

Mr. Chiste requested that Management obligate the developer to fund the shortfall.

EIGHTH ORDER OF BUSINESS

Approval of May 17, 2016 Public Hearing and Regular Meeting Minutes

Mr. Szymonowicz presented the May 17, 2016 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Chiste and seconded by Mr. Colamarino, with all in favor, the May 17, 2016 Public Hearing and Regular Meeting Minutes, as presented, were approved

NINTH ORDER OF BUSINESS

Other Business

Mr. Szymonowicz requested that the Board schedule a special meeting on Thursday, July 14, 2016 at 1:00 p.m. or, Friday, July 15, 2016 at 11:00 a.m. Mr. Gang noted that the purpose of the special meeting would be for the Board to approve bond documents.

Mr. Chiste suggested Wednesday, July 13, 2016 at 11:00 a.m.

There was consensus from the Board.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

There being no report, the next item followed.

C. District Manager

i. NEXT MEETING DATE: August 16, 2016 at 11:00 A.M.

Mr. Szymonowicz advised that, along with the special meeting on July 13, 2016, the next regular meeting will be held on August 16, 2016 at 11:00 a.m., at this location.

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

Mr. Gang advised that, at the July 13 meeting, a Delegation Resolution would be presented to the Board. The Offering Document was being prepared by Underwriter's Counsel.

Mr. Gang anticipated closing on the bonds in mid-August.

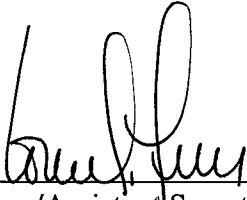
THIRTEENTH ORDER OF BUSINESS

Adjournment

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

**On MOTION by Mr. Chiste and seconded by Mr. Colamarino,
with all in favor, the meeting adjourned at 11:46 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair