

**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 **Tuesday, August 16, 2016 at 11:00 a.m.**, at the offices of **Greenberg Traurig, P.A., 333 S.E. 2nd Ave., 44th Floor, Room 44-020, Miami, Florida 33131.**

Present at the meeting were:

John Chiste (*via telephone*)
Stephen Colamarino
Joseph DiCristina
Cora DiFiore

Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Craig Wrathell
Cindy Cerbone
Gerry Knight
Bob Gang
Benjamin Feldman

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Bond Counsel
Falcone Group

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 12:59 p.m., and noted, for the record, that due to a quorum issue, the meeting was delayed. Supervisors Colamarino, DiCristina and DiFiore were present, in person. Supervisor Chiste 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

**Public Hearing to Hear Comments and
Objections on Adoption of Fiscal Year
2016/2017 Budget**

A. Affidavit/Proof of Publication

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

B. Consideration of Resolution 2016-14, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2016, and Ending September 30, 2017

Mr. Wrathell presented Resolution 2016-14 for the Board’s consideration. The budget was the same as the proposed budget that was originally presented. The District was developer funded but, in anticipation of acquired infrastructure, in Fiscal Year 2017, a pro forma budget, with regard to operation and maintenance (O&M), was generated, with the development team.

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

No members of the public were present.

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

On MOTION by Mr. Colamarino and seconded by Mr. DiCristina, with all in favor, Resolution 2016-14, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2016, and Ending September 30, 2017, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of First Amendment to Landowners’ Funding Agreement

Mr. Wrathell stated that there was a change in the entity responsible for District funding. Page 2 of the funding agreement showed that the change would be effective for the operating budgets for Fiscal Years 2015, 2016 and 2017. Periodic funding requests would be submitted for review and approval by Mr. Chiste and the developer would provide funding for District operations.

Mr. Knight stated that the amendment makes the Fiscal Year 2015 Landowners’ Funding Agreement applicable to Fiscal Year 2017 and the changes were made to provide that the developer, Miami World Center Holdings, LLC (MWCH), is the party entitled to reimbursements and would provide funding for the District.

On MOTION by Mr. Colamarino and seconded by Mr. Chiste, with all in favor, the First Amendment to Landowners’ Funding Agreement, in substantially final form, was approved.

FIFTH ORDER OF BUSINESS

Discussion: Annual Meeting Schedule for Fiscal Year 2016/2017

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Engineer's Report, Revised August 15, 2016 (*deferred*)

This item was deferred.

SEVENTH ORDER OF BUSINESS

Consideration of Supplemental Master Assessment Methodology Report, Revised August 15, 2016 (*deferred*)

This item was deferred.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2016-15, Expressing 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 and Invalid Provisions; Providing for Conflict and Providing for an Effective Date (*deferred*)

This item was deferred.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2016-16, Declaring Special Assessments Relating to the Proposed Issuance of Special Assessment Bonds, Series 2016; 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; Providing for Publication of this Resolution; and Providing for an Effective Date (*deferred*)

This item was deferred.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2016-17, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing a Special Assessment Lien (Relating to Special Assessment Bonds, Series 2016) 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; and Providing for an Effective Date (*deferred*)

Due to the substantial changes in the methodology, the assessment hearing process must be repeated. The deferred items would be addressed when the meeting reconvenes on August 23, 2016 at 11:00 a.m., followed by the Public Hearing on September 27, 2016 at 11:00 a.m., at this location.

ELEVENTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of June 30, 2016

Mr. Wrathell presented the Unaudited Financial Statements as of June 30, 2016. In response to Mr. Chiste's question, Mr. Wrathell stated that he would inquire about the status of the Supervisors' checks.

Mr. DiCristina asked if the \$3,000 in outstanding "Accounts Payable" were for consultants. Mr. Wrathell stated that the "Accounts Payable" line item was approximately \$29,000, mostly for Management or District Counsel.

On MOTION by Mr. DiCristina and seconded by Mr. Colamarino, with all in favor, the Unaudited Financial Statements as of June 30, 2016, were approved.

TWELFTH ORDER OF BUSINESS

Approval of Meeting Minutes

- A. June 29, 2016 Public Hearing and Regular Meeting**
- B. July 13, 2016 Special Meeting**

Mr. Adams presented the June 29, 2016 Public Hearing and Regular Meeting and the July 13, 2016 Special Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Colamarino and seconded by Mr. Chiste, with all in favor, the June 29, 2016 Public Hearing and Regular Meeting and the July 13, 2016 Special Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**

There being nothing additional to report, the next item followed.

- B. District Engineer**

There being nothing additional to report, the next item followed.

- C. District Manager**

There being nothing additional to report, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

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

SIXTEENTH ORDER OF BUSINESS

Public Comments

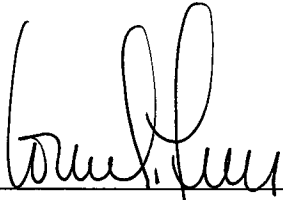
There being no public comments, the next item followed.

SEVENTEENTH ORDER OF BUSINESS Adjournment

The meeting recessed at approximately 1:15 p.m., and was continued to August 23, 2016 at 11:00 a.m., at this location.

On MOTION by Mr. Colamarino and seconded by Mr. DiCristina, the meeting recessed at approximately 1:15 p.m., and was continued to August 23, 2016 at 11:00 a.m., at this location.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair