

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

A Special Meeting of the Miami World Center Community Development District's Board of Supervisors was held on **Wednesday, November 30, 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	Chair
Stephen Colamarino	Assistant Secretary
Joseph DiCristina	Assistant Secretary
Cora DiFiore (<i>via telephone</i>)	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Sue Delegal	District Counsel
Bob Gang	Bond Counsel
Dr. Hank Fishkind (<i>via telephone</i>)	Fishkind & Associates

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:38 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

**Consideration of Amended and Restated
Master Assessment Methodology Report**

Dr. Fishkind stated that the update was related to the treatment of condominium units. In Table 4, on Page 10, under the "Development Plan" column, "Tract A Condominiums Large" and "Tract A Condominiums Small" were included because it was now necessary to accommodate two sizes of condominiums. The larger condominiums would be almost twice as large as the estimated size of the apartments. Other than that change, the Methodology remained the same. The bond sizing for validation and assessment purposes was \$79,320,000. Other than

that change, there was no change to the estimated Capital Improvement Plan (CIP) or its size. Table 5, on Page 11, was an example of the allocation process applied to Tower 1 of Block G Condominiums. Although there were small changes to the numbers, the basic analysis remained the same. The True-up remained the same and the tax roll was updated to account for the contraction. Mr. Wrathell questioned if the four parcels, on Page 15 of the tax roll, which showed no assessments were the ones that would be out of the District. Dr. Fishkind responded that those parcels would not have assessments because they are public streets inside of the District.

On MOTION by Mr. Colamarino and seconded by Mr. Chiste, with all in favor, the Amended and Restated Master Assessment Methodology Report, was approved.

****Dr. Fishkind left the meeting at 11:42 a.m.****

THIRD ORDER OF BUSINESS

Consideration of Resolution 2017-01, 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

Mr. Wrathell stated that a Public Hearing would be set for Tuesday, January 10, 2017 at 11:00 a.m.

Mr. Wrathell presented Resolution 2017-01 for the Board's consideration.

On MOTION by Mr. DiCristina and seconded by Mr. Chiste, with all in favor, Resolution 2017-01, 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, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2017-02, 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

Mr. Wrathell presented Resolution 2017-02 for the Board's consideration.

On MOTION by Mr. Colamarino and seconded by Mr. DiCristina, with all in favor, Resolution 2017-02, Setting a Public Hearing for Tuesday, January 10, 2017 at 11:00 a.m., at this location, 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, was adopted.

FIFTH ORDER OF BUSINESS

Board Members' Comments/Requests

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

SIXTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Adjournment

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

**On MOTION by Mr. Colamarino and seconded by Mr. Chiste,
with all in favor, the meeting adjourned at 11:47 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair