MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

REGULAR MEETING
AGENDA

November 15, 2017

Miami World Center Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W●Boca Raton, Florida 33431

Phone: (561) 571-0010●Toll-free: (877) 276-0889●Fax: (561) 571-0013

November 8, 2017

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Miami World Center Community Development District

Dear Board Members:

A Regular Meeting of the Miami World Center Community Development District's Board of Supervisors will be held on Wednesday, November 15, 2017 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. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Administration of Oath of Office to Newly Elected Supervisors Stephen Colamarino [Seat 3], Joe DiCristina [Seat 4] and Cora DiFiore [Seat 5] *(the following to be provided in a separate package)*
   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

4. Consideration of Resolution 2018-01, Canvassing and Certifying the Results of the Landowners' Election

5. Consideration of Resolution 2018-02, Electing Officers of the District

6. Ratification of Recommendation(s) to Award *(support documentation available upon request)*
   A. RTA No. 006
   B. RTA No. 007

7. Ratification of Coastal/Tishman Change Orders *(support documentation available upon request)*
   A. Change Order Number 019
   B. Change Order Number 020
   C. Change Order Number 021

8. Approval of Unaudited Financial Statements as of September 30, 2017

9. Approval of September 20, 2017 Public Hearing and Regular Meeting Minutes

10. Staff Reports
    A. District Counsel
    B. District Engineer
    C. District Manager
       i. NEXT MEETING DATE: December 20, 2017 at 11:00 A.M.

11. Board Members' Comments/Requests

12. Public Comments

13. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675.

Sincerely,

Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

Call-in number: 1-888-354-0094
Conference ID: 2144145

RESOLUTION 2018-01

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS FOR THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's creation and every two (2) years following the creation of a Community Development District for the purpose of electing Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners' meeting was held on **November 7, 2017**, at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desires to canvass the votes, declare, and certify the results of said election;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT;

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

Stephen Colamarino	Votes	10
Cora DiFiore	Votes	7
Joe DiCristina	Votes	5

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

Stephen Colamarino	four (4)-year term	SEAT 3
Cora DiFiore	four (4)-year term	SEAT 5
Joe DiCistina	two (2)-year term	SEAT 4

3. Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED this 15th day of November, 2017

_____
Chair/Vice Chair

_____
Secretary/Assistant Secretary

RESOLUTION 2018-02

A RESOLUTION ELECTING THE OFFICERS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA

WHEREAS, the Board of Supervisors of the Miami World Center Community Development District held their Landowners' election for all Board Seats on November 7, 2017; and

WHEREAS, the Board of Supervisors of the Miami World Center Community Development District desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons are elected to the offices shown:

Chair	_____
Vice Chair	_____
Secretary	Craig Wrathell
Treasurer	Craig Wrathell
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	Cindy Cerbone
Assistant Treasurer	Jeff Pinder

2. This resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this 15th day of November, 2017.

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair

Coastal TISHMAN

Recommendation to Award (RTA)

To: Bibiana Tabares – Miami World Center
From: David Echezarreta – Coastal Tishman/JV
Cc: Kevin Davis / Jim Scarpace – Coastal Tishman/JV
Re: CDD Water Features (Luma Drop-off)

Date: August 30, 2017

CDD RTA No: 006 Revision 02

This RTA is submitted to request the approval of Coastal Tishman/JV to award the installation of the Water Features scope at Miami World Center. The base contract scope will include Water Features in CDD areas and a separate base contract will include PIA areas.

These costs as shown herein are reflective of the construction scope review meetings held with MWC-CDD and CoastalTishman on 4/25/2017, 4/27/2017, and 8/16/2017.

Our Recommendation is based on the following:

1. Subcontract Bid Amount of $366,065. Below is a summary of the bid results:

UCC Group, Inc. – Construction Cost for Selected Finishes (recommended bidder) Upper Tier (pink | KCD)	**$366,065**
Budget Transfer from MOT Permits and Phasing	**-$366,065**
UCC Group, Inc. – Added Cost for Design & Engineering (Contract by Owner)	**$14,400**
Other Bidders:	
Rockstar Pools (Upper-tier Option)	$487,560
Freeport Fountains, LLC (Upper-tier Option)	$371,863

2. Documents: Water Features Drawings issued 2/03/2017, CT Received 2/03/2017 and for Reference-Only Vision Documents EOR dated 2/10/2017
3. Qualifications and Assumptions:
   a. Base Contract includes scope associated with Water Feature Drawings as indicated in the attached Coastal Tishman Drawing Log.
4. Budget provided for analysis against three bidders is based on the Contract Budget issued on 08/12/16.
5. Water Feature scope of work has changed since referenced contract allowance budget was issued.
6. Due to not having approved drawings from jurisdictional agencies, this is Coastal Tishman's best analysis on the scope of work being bought.
7. Scope of Work identified under RTA 06 Revision 1 will convert a portion of MOT Permits and Phasing contract allowance to a lump sum subcontract.
8. Bid amount reflects the following tiered finishes presented by the bidders and selected by MWC-CDD on 8/16/2016:
   a. Luma Drop-off with upper-tier finishes.
9. Exclusions & Qualifications:
   a. No allowance for Landscape/Hardscape

Coastal
TISHMAN

b. Primary power, sewer and water to be provided by others
c. Price includes startup and turnover along with training for the operation and maintenance.
d. All other items not clearly identified have not been included within this price.

Based on the foregoing, this RTA is to record final approval by Square Edge Inc. and Miami World Center Community Development District to award this work to UCC Group, Inc. in the amount of $366,065 as defined above and in the attachments. Please acknowledge by signing below.

Recommended for Acceptance
Coastal Tishman/JV

DMFz 8/30/17

8/23/17

David Echezarreta / Kevin Davis Date

Approval of Award
Square Edge, Inc.

9/1/17

Glenn Fidje Date

Approval of Award
Kimley-Horn & Associates, Inc.

8-30-17

District Engineer Date

Approval of Award
Miami World Center Community Development District

9-18-17

CDD Chair / Vice-Chair Date

Attachments:

- **A.** Budget Re-Allocation – Contract vs Bid
- **B.** Coastal Tishman Bidders Leveling Sheet
- **C.** Proposal by UCC Group, Inc.
- **D.** Proposal by Rockstar Pools
- **E.** Proposal by Freeport Fountains, LLC
- **F.** Drawing Log
- **G.** CDD Budget Allowance Allocation

Coastal
TISHMAN

Recommendation to Award (RTA)

To:	Bibiana Tabares – Miami World Center	**Date:**	August 31, 2017
From:	David Echezarreta – Coastal Tishman/JV		
Cc:	Kevin Davis / Jim Scarpace – Coastal Tishman/JV	**CDD RTA No:**	007 Revision 00
Re:	CDD Landscape and Irrigation		

This RTA is submitted to request the approval of Coastal Tishman/JV to award the installation of the Landscape, Irrigation, and Hardscape (LD, IR, & HD) scope at Miami World Center. The base contract scope will include CDD areas and a separate base contract will include PIA areas.

These costs as shown herein are reflective of the construction scope review meetings held with MWC-CDD and CoastalTishman on 2/16/17, 4/05/2017 and 8/28/2017.

Our Recommendation is based on the following:

1. Subcontract Bid Amount of $2,211,736. Below is a summary of the bid results:

GMP Budget	$2,691,354
BrightView's Bid*	$2,211,736
Design Permit Revision Allowance	$50,000
Balance Transferred to MOT Permits and Phasing	$429,618
Other Bidders:	
Arazoza Brothers*	$2,925,448
Superior Landscaping*	$2,212,586

**Bid amount includes Bidders' Proposal, Plant Variance, and Plant Maintenance & Relocation costs*

2. Documents in this RTA's scope of work:
   a. LD, IR, & HD Drawings issued on Bulletin 10A and 13A on 4/10/2017, CT Received 4/11/2017.
   b. Proposals include the following RFIs: 63, 71, 72, 78, 82R2, 93, 94, 96, 111, 116R1
   c. RFI 82 Rev.2 dated 5/26/2017 supersedes the Irrigation plans in Bulletin 10A and 13A
3. Qualifications and Assumptions:
   a. Base Contract includes scope associated with LD, IR, & HD Drawings as indicated in the attached Coastal Tishman Drawing Log.
4. Budget provided for analysis against three bidders is based on the Contract Budget issued on 08/12/16. Contract allowance budget was based on Coastal Tishman's drawings received date of 04/29/16.
5. LD, IR, & HD scope of work has changed since referenced contract allowance budget was issued.
6. Due to not having approved drawings from jurisdictional agencies, this is Coastal Tishman's best analysis on the scope of work being bought.
7. Scope of Work identified under RTA 07 will convert the Landscape & Irrigation master contract allowance to a lump sum subcontract.
8. Due to availability and/or size discrepancies, the following is included in the bid:

Coastal
TISHMAN

a. *Sabal minor* at 3' Heights
b. *Blechnum gibbum* between 3' to 3.5' heights

9. Hardscape scope only in flush planter areas is included in this scope.
10. Price includes startup and turnover for irrigation system along with training for the operation and maintenance
11. Exclusions:
    a. Electrical source for irrigation controller(s) by others
    b. Excluded from this bid are areas designated as "Private Improvements" or "Developer Scope of Work" or is outside of R.O.W.
    c. Gate valves excluded from bid
    d. All other items not clearly identified have not been included within this price

Based on the foregoing, this RTA is to record final approval by Square Edge Inc. and Miami World Center Community Development District to award this work to BrightView Landscaping in the amount of $2,211,736 as defined above and in the attachments. Please acknowledge by signing below.

Recommended for Acceptance
Coastal Tishman/JV

8/31/17
David Echezarreta / Kevin Davis Date

Approval of Award
Square Edge, Inc.

9/18/17
Glenn Fidje Date

Approval of Award
Kimley-Horn & Associates, Inc.

9-16-17
District Engineer Date

Approval of Award
Miami World Center Community Development District

9-18-17
CDD Chair / Vice-Chair Date

Attachments:

A. Budget Re-Allocation – Contract vs Bid
B. Coastal Tishman Bidders Leveling Sheet
C. Proposal by BrightView Landscaping
D. Proposal by Arazoza Brothers Landscaping
E. Proposal by Superior Landscaping
F. Drawing Log
G. CDD Budget Allowance Allocation

CHANGE ORDER

PROJECT:
09-5564 Phase One Public Improvements
Miami WorldCenter Development

CHANGE ORDER NUMBER: 019
DATE: 9/14/2017

CONTRACTOR:
Coastal/Tishman, a Joint Venture, a Florida General Partnership

OWNER:
Miami World Center Community Development District

Title: COR's # 44,60, 67 and 69

COR#	Description	Amount
44	Bull 5 Deduct CO for No Utilities after 12" GV into former Block E (-$33,128.00)	$ -
60	Bull 2 Deduct CO for water and sewer lateral scope deletion (-$110,586.63)	$ -
	Total:	**$ -**

THE CONSTRUCTION AGREEMENT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Change Directives)

The original Contract Price was	$	33,236,625
The net change by previously authorized Change Orders	$	(457,756)
The Contract Price prior to this Change Order was	$	32,778,870
The Contract Price will be increased by this Change Order in the amount of	$	-
The new Contract Price including this Change Order will be	$	32,778,870

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is 1/31/2019

NOTE: This Change Order does not include changes in the Contract Price or the Contract Time, which have been authorized by Change Directive until the cost and time have been agreed upon by both Owner and Contractor, in which case a Change Order is executed to supersede the Change Directive.

This Change Order constitutes a full settlement, satisfaction and accord with respect to all matters relating to the subject matter of this Change Order, including, without limitation, the adjustments, if any, in the Contract Price and/or the Contract Time.

NOT VALID UNTIL SIGNED BY CONTRACTOR AND DEVELOPER.

CONTRACTOR:

Coastal/Tishman, a Joint Venture, a Florida general partnership,

By: Coastal Construction of Miami Dade County, Inc., a Florida corporation, its general partner,
By:
Name: Earl P Adair
Title: SR VP

By: Tishman Construction Corporation of Florida, a Florida corporation, its general partner,
By:
Name: Kevin Davis
Title: Vice - President

OWNER:

Miami World Center Community Development District

By:
Name: John Christe
Title:
CDD Chair/Vice Chair

DISTRICT ENGINEER:

Kimley-Horn
By:
Name: Aaron Buchler
Title: SVP

CHANGE ORDER

PROJECT:
09-5564 Phase One Public Improvements
Miami WorldCenter Development

CHANGE ORDER NUMBER: 020
DATE: 9/29/2017

CONTRACTOR:
Coastal/Tishman, a Joint Venture, a Florida General Partnership

OWNER:
Miami World Center Community Development District

Title: COR's # 66 and 67

COR#	Description	Amount
66	TCG Removal of 6" Reinforced Concrete, Asphalt and Permit Renewal - ($20,738.91) - CONT.	$ -
67	Bull 9 Deduct CO for Block G services scope deletion (-$150,000.00)	$ -
		$ -
	Total:	$ -

THE CONSTRUCTION AGREEMENT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Change Directives)

The original Contract Price was	$	33,236,625
The net change by previously authorized Change Orders	$	(457,756)
The Contract Price prior to this Change Order was	$	32,778,870
The Contract Price will be increased by this Change Order in the amount of	$	-
The new Contract Price including this Change Order will be	$	32,778,870

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is 1/31/2019

NOTE: This Change Order does not include changes in the Contract Price or the Contract Time, which have been authorized by Change Directive until the cost and time have been agreed upon by both Owner and Contractor, in which case a Change Order is executed to supersede the Change Directive.

This Change Order constitutes a full settlement, satisfaction and accord with respect to all matters relating to the subject matter of this Change Order, including, without limitation, the adjustments, if any, in the Contract Price and/or the Contract Time.

NOT VALID UNTIL SIGNED BY CONTRACTOR AND DEVELOPER.

CONTRACTOR:

Coastal/Tishman, a Joint Venture, a Florida general partnership,

By: Coastal Construction of Miami Dade County, Inc., a Florida corporation, its general partner,
By:
Name: George P. Adornato
Title: SR-VP
By: Tishman Construction Corporation of Florida, a Florida corporation, its general partner,
By:
Name: KEVIN DAVIS
Title: Vice President

OWNER:

Miami World Center Community Development District

By:
Name: Jose Cleto
Title: Chairman
CDD Chair/Vice Chair

DISTRICT ENGINEER:

Kimley-Horn
By:
Name: Aaron Buchler
Title: SVP

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2017

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2017

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash - SunTrust	$ 5,963	$ -	$ -	$ 5,963
Investments				
Reserve	-	4,944,899	-	4,944,899
Capitalized interest	-	10,169,363	-	10,169,363
Construction	-	-	30,267,796	30,267,796
Construction reserve[1]	-	-	2,000,000	2,000,000
Cost of issuance	-	19,138	-	19,138
Retainage subaccount	-	-	1,003,626	1,003,626
Due from Developer	64,285	-	-	64,285
Interest receivable	-	13,890	9,806	23,696
Prepaid expenses	10,710	-	-	10,710
Total assets	$ 80,958	$ 15,147,290	$ 33,281,228	$ 48,509,476
LIABILITIES				
Accounts payable	$ 61,827	$ -	$ -	$ 61,827
Retainage payable	-	-	214,854	214,854
Accrued wages payable	2,000	-	-	2,000
Accrued taxes payable	398	-	-	398
Developer advance	6,000	-	-	6,000
Total liabilities	70,225	-	214,854	285,079
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	53,575	13,890	9,806	77,271
Unearned revenue	10,710	-	-	10,710
Total deferred inflows of resources	64,285	13,890	9,806	87,981
FUND BALANCES				
Restricted for:				
Debt service	-	15,133,400	-	15,133,400
Capital projects	-	-	31,056,568	31,056,568
Metro Mover[1]	-	-	2,000,000	2,000,000
Unassigned	(53,552)	-	-	(53,552)
Total fund balances	(53,552)	15,133,400	33,056,568	48,136,416
Total liabilities, deferred inflows of resources and fund balances	$ 80,958	$ 15,147,290	$ 33,281,228	$ 48,509,476

[1]Reserve for Metro Mover.

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2017

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Developer contribution	$ -	$ 153,494	$ 186,143	82%
Total revenues	-	153,494	186,143	82%
EXPENDITURES				
Professional & administrative				
Supervisors	1,171	6,971	12,000	58%
FICA	77	520	918	57%
District engineer	-	20,178	15,000	135%
General counsel	5,323	66,649	40,000	167%
District manager	4,167	50,000	50,000	100%
Debt service fund accounting: 1st series of bonds**	1,250	8,750	7,500	117%
Assessment roll services**	-	-	20,000	0%
Arbitrage rebate calculation***	-	-	1,500	0%
Audit***	-	3,000	8,500	35%
Postage	7	217	1,000	22%
Insurance	-	10,710	12,000	89%
Legal advertising	550	4,771	6,000	80%
Miscellaneous	26	420	950	44%
Website	-	614	600	102%
Dissemination agent**	250	1,750	1,500	117%
Annual district filing fee	-	175	175	100%
Trustee**	-	-	8,500	0%
Total expenditures	12,821	174,725	186,143	94%
Excess/(deficiency) of revenues over/(under) expenditures	(12,821)	(21,231)	-	
Fund balance - beginning	(40,731)	(32,321)	-	
Fund balance - ending	$ (53,552)	$ (53,552)	$ -	

**These items will be realized when bonds are issued.
***These items will be realized the year after the issuance of bonds.

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017
FOR THE PERIOD ENDED SEPTEMBER 30, 2017

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	$ 9,158	$ 59,812
Total revenues	9,158	59,812
EXPENDITURES		
Underwriter's discount	-	1,481,300
Cost of issuance	-	519,250
Total expenditures	-	2,000,550
Excess/(deficiency) of revenues over/(under) expenditures	9,158	(1,940,738)
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	18,082,500
Original issue discount	-	(1,008,362)
Total other financing sources/(uses)	-	17,074,138
Net change in fund balance	9,158	15,133,400
Fund balance - beginning	15,124,242	-
Fund balance - ending	$ 15,133,400	$ 15,133,400

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2017
FOR THE PERIOD ENDED SEPTEMBER 30, 2017

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	$ 20,553	$ 73,392
Total revenues	20,553	73,392
EXPENDITURES		
Capital outlay	787,677	22,947,227
Total expenditures	787,677	22,947,227
Excess/(deficiency) of revenues over/(under) expenditures	(767,124)	(22,873,835)
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	55,982,500
Total other financing sources/(uses)	-	55,982,500
Net change in fund balance	(767,124)	33,108,665
Fund balance - beginning	33,823,692	(52,097)
Fund balance - ending	$ 33,056,568	$ 33,056,568

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 20, 2017 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
Cora DiFiore *(via telephone)*	Vice Chair
Stephen Colamarino	Assistant Secretary
Joseph DiCristina	Assistant Secretary
Peter Brown	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Michael Pawelczyk	General Counsel
Dr. Hank Fishkind *(via telephone)*	Fishkind & Associates
Bibiana Tabares	Construction Manager

DRAFT

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 11:11 a.m. Supervisors Chiste, Colamarino, DiCristina and Brown were present, in person. Supervisor DiFiore was attending via telephone.

SECOND ORDER OF BUSINESS **Public Comments**

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS **Consideration of Assessment Methodology Report of Annual Operations and Maintenance Expenses, Updated August 17, 2017**

Dr. Hank Fishkind, of Fishkind & Associates (Fishkind), recalled that, at the previous meeting, the Board requested an amendment to the Methodology Report, with respect to the issuance of building permits. Until permits were issued, the operations and maintenance (O&M)

budget would be divided by the Equivalent Residential Units (ERUs), shown on Pages 3 and 4 of the Methodology Report, and, following issuance of the permits, the budget would be separated between "Professional and Administrative" charges and "Field Services". The Professional and Administrative charges would be allocated to all land uses and the Field Services would be allocated to those that were permitted because they would benefit, directly. Dr. Fishkind stated that there were no other changes to the Methodology Report and took questions from the Board.

On MOTION by Mr. Chiste and seconded by Mr. Colamarino, with all in favor, the Assessment Methodology Report of Annual Operations and Maintenance Expenses, Updated August 17, 2017, was approved.

FOURTH ORDER OF BUSINESS **Ratification of Coastal/Tishman Change Orders *(support documentation available upon request)***

A. Number 017

B. Number 018

Ms. Cerbone presented Coastal/Tishman Change Orders Number 017 and Number 018.

On MOTION by Mr. Chiste and seconded by Mr. Brown, with all in favor, Coastal/Tishman Change Orders Number 017 and Number 018, previously executed by the Chair, were ratified.

FIFTH ORDER OF BUSINESS **Public Hearing to Hear Comments and Objections on the Levy of Non Ad Valorem Assessments for Operations and Maintenance**

A. Affidavit/Proof of Publication

Ms. Cerbone presented the proof of publication for today's Public Hearing and Regular Meeting.

B. Consideration of Resolution 2017-18, Imposing Special Assessments for Operations and Maintenance and Adopting an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2017-18. The following changes were made:

DRAFT

Section 3, Item B: Change "February 1, 2018" to "March 1, 2018"

Section 3, Item B: Change "May 1, 2018" to "June 1, 2018"

Mr. Pawelczyk stated that the Governor issued an emergency order allowing Management to take a lesser approach with respect to notification; the notice was published on September 5, due to Hurricane Irma, pursuant to the emergency order of the Governor. Management also abided by all other provisions in the emergency order with respect to notice, including posting it on the CDD website. In response to a Board Member's request for further clarification, Ms. Cerbone stated that, since the Board previously requested an updated Methodology Report, a second public hearing was scheduled to cover the assessment portion.

******Ms. Cerbone opened the Public Hearing.******

No members of the public spoke.

******Ms. Cerbone closed the Public Hearing.******

Mr. Chiste asked if the assessment roll was the same as the items in Table 2 in the Methodology Report. Ms. Cerbone confirmed that it was the same but, if a permit was obtained 60 days prior to publication of the budget, Management would be required to update the assessment rolls.

DRAFT

On MOTION by Mr. Brown and seconded by Mr. Chiste, with all in favor, Resolution 2017-18, Imposing Special Assessments for Operations and Maintenance and Adopting an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, as amended, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2017-19, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018**

Ms. Cerbone presented Resolution 2017-9. With proper advance notice, the schedule could be amended and meeting dates could be changed to accommodate the Board.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, Resolution 2017-19, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2017-16, Acknowledging that Certain Proceeds of the Miami World Center Community Development District Special Assessment Bonds, Series 2017 Shall Be Allocated Towards and Reserved for a Portion of the Costs of Constructing the Freedom Tower Metro Mover Station, as Described in the Engineer's Report, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2017-16. Mr. Pawelczyk stated that Zom Development Inc. (ZOM), the Developer, would purchase property within the District and, under a private Development Agreement with MWC Holdings, ZOM would build a portion of the metro mover station. Under that deal, $2 million of the bond proceeds would be allocated to reimburse ZOM, once the project was completed. ZOM wanted an acknowledgement, from the District, that the funds would be paid, after completion of the project. In response to a question, Mr. Pawelczyk stated that the builder would convey the metro mover station to the District and the District would then convey it to the County. A joinder was attached to the Resolution stating that Miami World Center Holdings, LLC would sign and acknowledge that the $2 million was for the metro mover station. Mr. Chiste requested adding a separate line item in the financial statements regarding the project so it could be monitored. Ms. Cerbone confirmed that the line item would be added.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, Resolution 2017-16, Acknowledging that Certain Proceeds of the Miami World Center Community Development District Special Assessment Bonds, Series 2017 Shall Be Allocated Towards and Reserved for a Portion of the Costs of Constructing the Freedom Tower Metro Mover Station, as Described in the Engineer's Report, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Approval of Unaudited Financial Statements as of July 31, 2017**

Ms. Cerbone presented the Unaudited Financial Statements as of July 31, 2017. Subsequent financials would contain a notation of the reserve for the $2 million and Resolution 2017-16 in the Capital Projects Fund.

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On MOTION by Mr. DiCristina and seconded by Mr. Chiste, with all in favor, the Unaudited Financial Statements as of July 31, 2017, were approved.

NINTH ORDER OF BUSINESS **Approval of August 16, 2017 Public Hearing and Regular Meeting Minutes**

Ms. Cerbone presented the August 16, 2017 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections. The following change was made:

Line 220 and throughout: Change "Powelczyk" to "Pawelczyk"

On MOTION by Mr. Chiste and seconded by Mr. Colamarino, with all in favor, the August 16, 2017 Public Hearing and Regular Meeting Minutes, as amended, were approved.

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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 October 18, 2017 at 11:00 A.M.

The next meeting will be held on October 18, 2017 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**

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 11:36 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary Chair/Vice Chair

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