

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

A Regular Meeting of the Miami World Center Community Development District's Board of Supervisors was held on Wednesday, May 16, 2018 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:

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|--------------------------------------|---------------------|
| John Chiste | Chair |
| Cora DiFiore | Vice Chair |
| Joseph DiCristina | Assistant Secretary |
| Stephen Colamarino | Assistant Secretary |
| Peter Brown (<i>via telephone</i>) | Assistant Secretary |

Also present were:

| | |
|-------------------|------------------------------------|
| Craig Wrathell | District Manager |
| Cindy Cerbone | Wrathell, Hunt and Associates, LLC |
| Aaron E. Buchler | District Engineer |
| Michael Pawelczyk | General Counsel |
| Bibiana Tabares | Construction Manager |
| Ben Feldman | Miami World Center |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:04 a.m. Supervisors Chiste, DiFiore and DiCristina were present, in person. Supervisor Brown was attending via telephone. Supervisor Colamarino was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2018-04, Approving the District's Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date

Mr. Wrathell presented Resolution 2018-04 and reviewed the proposed Fiscal Year 2019 budget, including line item increases and decreases. Field Operations expenditures increased significantly, from \$103,508 in Fiscal Year 2018 to \$816,875 proposed for Fiscal Year 2019, due to increases in various line items and the addition of numerous line items related to increased security, construction activities, maintenance, etc., as development progresses.

*****Mr. Colamarino joined the meeting via telephone at approximately 11:07 a.m.*****

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, Resolution 2018-04, Approving the District's Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 15, 2018 at 11:00 a.m., at this location; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Advance Funding Agreement for FPL Master Lighting Services Agreement

Mr. Wrathell stated that, in conjunction with the Florida Power & Light (FPL) agreement approved at the previous meeting, FPL requires the District to use auto-pay for monthly payments. Through this Advance Funding Agreement, the Master Developer would provide four months worth of funds, which the District will hold on the Balance Sheet, specifically allocated for the FPL payments. Once the District starts receiving off-roll assessment payments, the Master Developer would be credited for the advance funding. Mr. Pawelczyk stated that the Master Developer's Counsel has not completed a review of the Agreement; therefore, there may be changes.

On MOTION by Mr. Chiste and seconded by Ms. DiFiore, with all in favor, the Advance Funding Agreement for FPL Master Lighting Services Agreement, in substantial form, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Recommendation(s) to Award (support documentation available upon request)

- **RTA No. 010 Revision 02:** Coastal/Tishman (CT) – Award Electrical Work to South Florida Electrical Consultant Inc. (SFEC)

Mr. Wrathell stated that, despite the contract amount, it was not necessary for this to go out to bid because it was under the assigned CT contract. Ms. Tabares stated that CT went through the bid process and SFEC’s bid was below CT’s GMP allowance amount for site lighting.

On MOTION by Mr. DiCristina and seconded by Mr. Chiste, with all in favor, RTA No. 010 Revision 02, for Coastal/Tishman to award electrical contract to South Florida Electrical Consultant Inc., was approved.

SIXTH ORDER OF BUSINESS

Ratification of Coastal/Tishman Change Order *(support documentation available upon request)*

Mr. Buchler presented the following Coastal/Tishman Change Order:

- Change Order Number 25 – Offsite Irrigation Taps \$108,720

Mr. Wrathell noted that, as Change Order 25 was not previously executed, it would not be ratified; it would be approved.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, Coastal/Tishman Change Order 25, as described, was approved.

SEVENTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of March 31, 2018

Mr. Wrathell presented the Unaudited Financial Statements as of March 31, 2018. In response to Mr. Chiste’s question, Mr. Wrathell stated that the May 1, 2018 Debt Service interest payment amount was \$1,833,106. Mr. Chiste stated that, following the November 2019 interest payment, the future Debt Service payments would be borne by those on the assessments rolls and/or the Developer. Mr. Wrathell confirmed that the Fiscal Year 2019 budget would be the last budget year without a Debt Service assessment.

On MOTION by Mr. Chiste and seconded by Ms. DiFiore, with all in favor, the Unaudited Financial Statements as of March 31, 2018, were approved.

EIGHTH ORDER OF BUSINESS

Approval of March 21, 2018 Regular Meeting Minutes

Mr. Wrathell presented the March 21, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, the March 21, 2018 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*

Mr. Pawelczyk stated that he was working with Ms. Wendy Fields regarding Metro Mover items. Two stations are part of the Engineer's Report. A Resolution would be presented whereby the District would acknowledge that the stations are part of the project and that they are part of the project by way of a Development Agreement between the Developer and the County. A document might also be presented related to maintenance and operation of the Park West Station. Ms. Tabares stated that there was a misunderstanding and the District would not be involved in maintenance of the Park West Station.

B. District Engineer: *Kimley-Horn and Associates, Inc.*

Mr. Buchler stated that drainage and roadway work commenced and materials were being purchased. Mr. Chiste stated that approximately \$28 million was left in the construction budget, as of March, and recalled that the total amount sized for the bonds included a portion of participation from the Developer, meaning the Developer had to pay a certain amount of the costs. Mr. Wrathell stated that the Completion Agreement stated that, whatever was not funded by the bonds would be funded by the Developer. Mr. Chiste questioned if an amount was specified. Mr. Pawelczyk did not believe so.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- i. NEXT MEETING DATE June 20, 2018 at 11:00 A.M.**

Mr. Wrathell stated that the next meeting will be held on June 20, 2018 at 11:00 a.m., at this location.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

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

ELEVENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

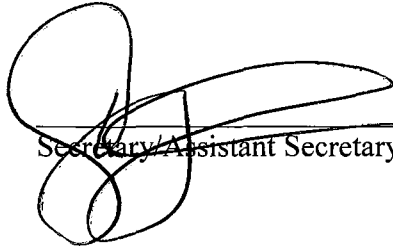
TWELFTH ORDER OF BUSINESS

Adjournment

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

**On MOTION by Mr. Chiste and seconded by Ms. DiFiore,
with all in favor, the meeting adjourned at 11:29 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair