

**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, September 19, 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:

John Chiste	Chair
Cora DiFiore (<i>via telephone</i>)	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
Ginger Wald	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:15 a.m. Supervisors Chiste, DiCristina, and Colamarino were present, in person. Supervisors DiFiore and Brown were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Covenant of Construction
Within Right-of-Way**

Mr. Wrathell distributed and presented a revised version of the Covenant of Construction Within Right of Way. This is related to nonstandard improvements being constructed in the Right-of-Way (ROW) by the Developer and/or District that would be

conveyed to the City and County, and the ongoing maintenance related to the District's obligation to make sure it is properly maintained. A few provisions must be discussed so the recommendation was to approve it, in substantial form.

▪ **Consideration of Roadway Improvement and Maintenance Agreement**

This item was an addition to the agenda.

Mr. Wrathell distributed and presented the Roadway Improvement and Maintenance Agreement between the District and the City. This Agreement was previously approved but was being presented again because there were additional revisions at the request of the City Attorney.

Ms. Wald stated that the changes in the Agreement demanded by the City Attorney were:

- Instead of 60 days, once notice is received that improvements must be repaired, the City wants it changed to 45 days.
- The addition of a paragraph stating that the CDD shall be required to provide proof of insurance coverage, subject to approval of the City's Department of Risk Management and comply with any other requirements as may be imposed by the City's Department of Risk Management.

Ms. Wald stated that the concern was that nobody knows what those are and the District would be basically agreeing to something that she and the District Manager are not sure is in effect. The City provided the amendment to the original Memorandum of Understanding (MOU) with the Developer, as to the limits that were acceptable by the City.

- If there is an assignment by the CDD of the obligations, the assignment must be recorded in the public records, at the CDD's expense.
- In Exhibit A, Item 20, the addition of, "including pruning and maintenance of Sylvester Palms (District-wide)" at the end of the sentence.

Regarding the Covenant with the County, Mr. Wrathell stated that he and Ms. Wald were concerned about a statement in Item 5, on Page 2, basically stating that the County has the right to require the District to remove or relocate improvements, "which may be exercised by the County for any reason or no reason"; however, he did not believe those terms could be negotiated with the County. Discussion ensued regarding the nonstandard improvements.

On MOTION by Mr. Colamarino and seconded by Mr. Chiste, with all in favor, the Covenant of Construction Within Right-of-Way, in substantial form, was approved.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, the Roadway Improvement and Maintenance Agreement, in substantial form, was approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2018-09,
Adopting an Annual Meeting Schedule for
Fiscal Year 2018/2019**

Mr. Wrathell presented Resolution 2018-09. The following change was made:

Change "November 21, 2018" to "November 28, 2018"

On MOTION by Mr. Colamarino and seconded by Mr. Chiste, with all in favor, Resolution 2018-09, Adopting an Annual Meeting Schedule for Fiscal Year 2018/2019, as amended, was adopted.

FIFTH ORDER OF BUSINESS

**Approval of Unaudited Financial
Statements as of July 31, 2018**

Mr. Wrathell presented the Unaudited Financial Statements as of July 31, 2018. Mr. Chiste questioned the large difference in the "Retainage subaccount" and "Retainage payable" line item amounts, on Page 1, which he felt should be closer to the same amount. Mr. Wrathell would verify the figures with his office and notify the Board of the explanation.

On MOTION by Mr. DiCristina and seconded by Mr. Chiste, with all in favor, the Unaudited Financial Statements as of July 31, 2018, subject to verification of the "Retainage subaccount" and "Retainage payable" amounts, were approved.

SIXTH ORDER OF BUSINESS

**Approval of August 15, 2018 Public Hearing
and Regular Meeting Minutes**

Mr. Wrathell presented the August 15, 2018 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Colamarino and seconded by Mr. DiCristina, with all in favor, the August 15, 2018 Public Hearing and Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***
There being no report, the next item followed.
- B. District Engineer: *Kimley-Horn and Associates, Inc.***
There being no report, the next item followed.
- C. District Manager: *Wrathell, Hunt and Associates, LLC***
There being no report, the next item followed.

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

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

NINTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, the meeting adjourned at 11:29 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair