

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

The Board of Supervisors of the Miami World Center Community Development District held a Regular Meeting on February 20, 2019 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
Joseph DiCristina	Assistant Secretary
Peter Brown (via telephone)	Assistant Secretary
Stephen Colamarino	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates LLC
Ginger Wald	District Counsel
Glenn Fidje	Square Edge Inc.
Bibiana Tabares	Construction Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:21 a.m. Supervisors Chiste, DiCristina and Colamarino were present, in person. Supervisor Brown was attending via telephone. Supervisor DiFiore was not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Ratification of Coastal/Tishman Change
Order Number 030 (support
documentation available upon request)**

Mr. Wrathell presented, for ratification, the Coastal/Tishman's Change Order Number 030; the contract amount was not changed by this the Change Order.

On MOTION by Mr. DiCristina and seconded by Mr. Chiste, with all in favor, Coastal/Tishman Change Order Number 030, was ratified.

FOURTH ORDER OF BUSINESS

Ratification of Requisitions *(support documentation available upon request)*

Mr. Wrathell presented the following Requisitions, which were already processed:

- A. Requisition 48 – Wausau Title Inc.**
- B. Requisition 49 – Coastal-Tishman**

On MOTION by Mr. Chiste and seconded by Mr. Colarmarino, with all in favor, Requisition 48 – Wausau Title Inc, and Requisition 49 – Coastal-Tishman, were ratified.

FIFTH ORDER OF BUSINESS

Consideration of Amended Supplemental Special Assessment Methodology Report *(to be provided by Dr. Hank Fishkind)*

Mr. Wrathell presented an Amended Supplemental Special Assessment Methodology Report. After the last meeting, a minor scrivener’s error in Table 1, on Page 3, was discovered. This version of the Report reflects the correction to Table 1, which is now on Page 4. Table 1 now correctly reflects the total Assessment Debt amount of \$74,065,000, equivalent to the par amount of bonds, and not \$79,320,000 contained in the prior report.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, the Amended Supplemental Special Assessment Methodology Report dated February 15, 2019, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Square Edge, Inc., Property Management Services Agreement

Mr. Wrathell presented, for ratification, the Square Edge Inc. (SEI) Property Management Services Agreement. In his fees, Mr. Fidje already budgeted for insurance related to the construction work but not for insurance for the operation and maintenance (O&M) part. Mr. Wrathell suggested ratifying this agreement, in substantial form, and to include an additional not-to-exceed amount of \$13,500 for the cost of the O&M insurance.

Regarding the start date, Mr. Wrathell confirmed that the Agreement start date of January 1, 2019 had not changed and SEI can submit bills for the additional expense as of that date.

On MOTION by Mr. Colamarino and seconded by Mr. Chiste, with all in favor, the Square Edge, Inc., Property Management Services Agreement, in substantial form, and adding the reimbursable language for additional O&M insurance costs, in a not-to-exceed amount of \$13,500, was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Beau Security & Investigations, Inc., Security Services Agreement

Mr. Wrathell presented the Beau Security & Investigations, Inc., Security Services Agreement for ratification. The contractual terms were the same as during the construction process.

On MOTION by Mr. Chiste and seconded by Mr. Colamarino, with all in favor, the Beau Security & Investigations, Inc., Security Services Agreement, was ratified.

EIGHTH ORDER OF BUSINESS

Consider Square Edge Inc., Recommendations to Award

Mr. Wrathell presented proposals obtained by Ms. Tabares, for services to the District, as follows:

A. Janitorial Services

Proposals for janitorial services were obtained from A&S Total Cleaning (A&S) and Interstate Cleaning Corporation (ICC). Based on Ms. Tabares' recommendation to award contract, Ms. Wald prepared an Agreement with A&S. Discussion ensued regarding any possible conflicts of interest in awarding this contract to A&S. It was confirmed there were none.

On MOTION by Mr. DiCristina and seconded by Mr. Chiste, with all in favor, awarding Janitorial Services Contract to A & S Total Cleaning, in a not-to-exceed amount of \$67,992, was approved.

B. Landscape Services

Proposals for landscape services were obtained from BrightView and Orion Pest Control & Landscaping (OPCL). Based on Ms. Tabares' recommendation to award contract, Ms. Wald prepared an Agreement with BrightView. In response the question of when the contracts would commence, Ms. Wald stated that the proposals were being approved and the start date would commence once the turnover is completed.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, awarding the Landscape Services Contract to BrightView, in a not-to-exceed amount of \$14,310.08, was approved.

C. Rodent Pest Control

Proposals for rodent pest control services were obtained from OPCL and Bugs Burger Bug Killers, Inc. (BBBK). Based on Ms. Tabares' recommendation to award contract, Ms. Wald prepared an Agreement with BBBK.

On MOTION by Mr. DiCristina and seconded by Mr. Colarmarino, with all in favor, awarding the Rodent Pest Control Contract to Bugs Burger Bug Killers, Inc., was approved.

NINTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of December 31, 2018

Mr. Wrathell presented the Unaudited Financial Statements as of December 31, 2018. Funding of approximately \$525,000 was received and will be reflected in the General Fund in the next unaudited financials; activity was expected to increase since awarding these service contracts.

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

Mr. Wrathell presented the January 16, 2019 Regular Meeting Minutes.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, the January 16, 2019 Regular Meeting Minutes, as presented, were approved.

ELEVENTH 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*

Operations Manager's Report will be included as an agenda item going forward.

- **NEXT MEETING DATE: March 20, 2019 at 11:00 A.M.**

The next meeting will be held on March 20, 2019 at 11:00 a.m.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

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

THIRTEENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

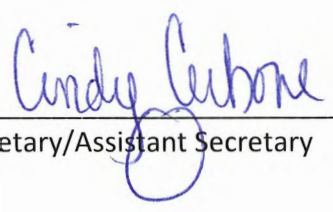
FOURTEENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Chiste and seconded by Mr. Colamarino, with all in favor, the meeting adjourned at 11:39 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Cindy Carbone

Secretary/Assistant Secretary



Chair/Vice Chair