

**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 January 18, 2022, at 11:00 a.m., at the Caoba Sales Center Management Office, 698 NE 1<sup>st</sup> Avenue, G188, Miami, Florida 33132.

**Present at the meeting were:**

John Chiste (via telephone)	Chair
Cora DiFiore (via telephone)	Vice Chair
Joseph DiCristina	Assistant Secretary
Peter Brown	Assistant Secretary
Jared Bouskila	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC (WHA)
Ginger Wald	District Counsel
Aaron Buchler (via telephone)	District Engineer
Paola Lamprea (via telephone)	Square Edge, Inc. (SEI)
Shaquira Alexander (via telephone)	SEI
Stacy Diamond	Operations Manager (JLLA)

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 11:10 a.m. Supervisors Brown, DiCristina and Bouskila were present in person. Supervisors Chiste and DiFiore were attending via telephone.

Mr. Rom stated he administered the Oath of Office to Supervisors DiCristina and Bouskila prior to the meeting. Supervisor DiFiore emailed her notarized Oath of Office prior to the meeting.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors *(the following to be provided in a separate package)***

Mr. Rom stated this item was addressed prior to the meeting.

- 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**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date**

Mr. Rom presented Resolution 2022-01 and recapped the Landowners’ Election results as follows:

Seat 3	Jared Bouskila	195 Votes	2-year Term
Seat 4	Joe DiCristina	207 Votes	4-year Term
Seat 5	Cora DiFiore	207 Votes	4-year Term

**On MOTION by Mr. Brown and seconded by Mr. Bouskila, with all in favor, Resolution 2022-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Rom presented Resolution 2022-02. Mr. DiCristina nominated the following slate of officers:

John Chiste	Chair
Cora DiFiore	Vice Chair
Craig Wrathell	Secretary
Peter Brown	Assistant Secretary
Jared Bouskila	Assistant Secretary
Joe DiCristina	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Daniel Rom	Assistant Secretary

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

**On MOTION by Mr. Brown and seconded by Mr. Bouskila with all in favor, Resolution 2022-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of First Amendment to US Lawns Customized Grounds Care Proposal and Agreement**

Mr. Rom presented the First Amendment to the US Lawns Customized Grounds Care Proposal and Agreement, which included two areas being turned over to the CDD in February; the cost increase is within the budget. Ms. Wald stated the annual increase would be \$6,720.

**On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, the First Amendment to US Lawns Customized Grounds Care Proposal and Agreement, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of GreenTeam Building Services, Storm Drain Cleaning Estimate 57993473**

Mr. Rom stated the GreenTeam Building Services Storm Drain Cleaning Estimate 57993473 was previously approved by the District Engineer.

Ms. Diamond stated the estimate covers cleaning the entire storm drain system, including manholes, catch basins and all lines. The proposed amount is slightly over the \$10,000 budgeted. This is the first time the cleaning would be done through Operations.

Mr. Rom stated that "Miscellaneous" line item funds are available to fund the work.

**On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor, GreenTeam Building Services Storm Drain Cleaning Estimate 57993473, in the amount of \$11,775, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Jones Lang Lasalle Americas, Inc., First Amendment to Property Management Services Agreement**

Mr. Rom presented the Jones Lang Lasalle Americas, Inc., First Amendment to the Property Management Services Agreement. The requested increase of approximately 38% for the Operations Manager and the Senior Engineering Manager was previously discussed with the Chair. Ms. Cerbone stated she had thorough discussions with Ms. Diamond and an officer from JLLA and the Amendment to the Agreement would address expanded Staff responsibilities as additional areas are turned over to the CDD. Because the Board was not scheduled to meet for some time, she contacted the Chair to discuss this matter. If approved, the increase would be retroactive to October 1, 2021. While the expenditure would exceed the budgeted line item amount, there are sufficient funds elsewhere in the budget to offset the increase.

**On MOTION by Mr. Bouskila and seconded by Ms. DiFiore, with all in favor, the Jones Lang Lasalle Americas, Inc., First Amendment to Property Management Services Agreement, was approved.**

**NINTH ORDER OF BUSINESS****Update: Stormwater Management Needs Analysis Reporting Requirements**

Mr. Rom stated a Stormwater Needs Analysis Report must be submitted by June 30, 2022 and then every five years thereafter. Mr. Buchler stated that two current CDD drainage areas and another area to be turned over in the next phase of construction would need to be included in the Report. A proposal will be presented at the next meeting. Ms. Wald stated the preliminary report template was included in the agenda and, given that the CDD does not have stormwater ponds, she predicted the Report would be less comprehensive than for other CDDs.

**TENTH ORDER OF BUSINESS****Ratification Items****A. Bond Counsel Invoice Regarding Resolution Review on Metro Mover Time Extension**

Mr. Rom presented the invoice that was approved by the Chair after the last meeting.

**On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor, Bond Counsel's invoice regarding resolution review on the Metro Mover time extension, was ratified.**

**B. Covenant for Maintenance of Landscaping Within Right of Way**

Mr. Rom presented the Covenant for maintenance of landscaping within the Right-of-Way (ROW). While it was already signed and submitted to the County, it should have been submitted for Board discussion and approval. The Covenant was required by the County in order to receive a permit to landscape the ROWs.

Ms. Wald stated the Covenant was done outside a meeting pursuant to the permit process regarding landscaping and ROWs. The issue is that this is not just a permit application; the Covenant that runs with the land contains language that is binding on the CDD. She expressed concern about verbiage conveying lien rights to the County, requiring the CDD to indemnify the County and requiring the CDD to remove or relocate landscaping at the CDD's expense. She noted this was not just a permit requirement but a Covenant to be recorded with

the land. Although it was already signed and submitted to the County, discussion is needed for the Board to determine whether to approve the Covenant or to submit an Amendment.

Ms. Cerbone stated the options would be to direct District Counsel to contact the County to suggest the Amendment or to leave it as is.

Mr. Rom stated Ms. Lamprea was on the phone, should the Board need clarification regarding the areas but, from his understanding, the Covenant was part of the turnover process. Ms. Lamprea stated the form was required by the County in order to move forward with construction.

Discussion ensued regarding whether the Covenant should have been signed, whether to address the issue with the County and ownership of the property in question and whether it would ultimately be conveyed to the CDD.

Ms. Lamprea stated there were two separate folios; one for First Avenue and one for Second Avenue.

Mr. Buchler stated there will be a similar Covenant for North Miami Avenue when it is finished so, if an Amendment is pursued, the same language would be desired. The County-owned roads are North Miami Avenue, Northeast 1<sup>st</sup> Avenue and Northeast 2<sup>nd</sup> Avenue; this does not include 10<sup>th</sup> Street and a portion of 8<sup>th</sup> Street, which would be subject to a City Covenant and a separate Agreement.

**On MOTION by Mr. DiCristina and seconded by Mr. Chiste, with all in favor, ratifying the Covenant and authorizing Staff to negotiate with the City and County, as necessary, was approved.**

Mr. Rom asked Mr. Buchler and Ms. Lamprea to send pertinent information, including the County contact information, to him, Ms. Cerbone and Ms. Wald.

**C. Under Power Corp., First Amendment to Small Project Agreement (Entrance Expansion Project)**

Mr. Buchler presented the Under Power First Amendment to the Small Project Agreement for work added to the scope. The contractor has performed very well.

**On MOTION by Mr. DiCristina and seconded by Mr. Bouskila, with all in favor, the First Amendment to the Under Power Corp., Small Project Agreement, for the Entrance Expansion Project, was ratified.**

**ELEVENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of November 30, 2021**

Mr. Rom presented the Unaudited Financial Statements as of November 30, 2021. A Board Member asked why there were no "Security services" billings yet. Ms. Diamond stated she would inquire.

Ms. Cerbone discussed her conversation with Mr. Feldman, Bond Counsel and District Counsel about the CDD potentially using bond funds or reserve funds for public art. She stated the concern when utilizing bond funds is whether the Engineer's Report included suitable language to allow for that use. If bond funds are utilized, a Supplemental Engineer's Report might be necessary. If the Board chooses to utilize excess reserve funds, the art must be for public use in a public area. Further discussion is necessary and, if funds from the General fund are utilized, a budget line item would be added.

Ms. Wald stated that public art is considered a public purpose as long as the art is available for public viewing; therefore, the CDD is eligible to utilize those funds for public artwork. Bond Counsel would advise regarding funding. Staff would determine and advise on how to obtain art or locate an artist, how to purchase pieces that are already created and how to utilize funds.

Ms. Cerbone recalled speaking with Mr. Feldman in November and his feeling, at that time, was that some expenses should not be passed on to the CDD and his estimate then was that the cost of the art should not exceed \$2 million. She discussed the need to consider the Construction budget as it relates to bond funds, dollar amounts and timing. The Board needs to advise Staff if they prefer to use Capital Project funds or the General Fund. If necessary, a brief writeup regarding the use of bond funds could be included in the next agenda.

A Board Member voiced their opinion that, if General Fund dollars were established by savings on Field Operations and Administrative expenses, the District Engineer should give an opinion about use of those funds. Ms. Cerbone stated it would be helpful to review that portion

of the budget with the Field Operations Manager and the District Engineer, given that it would be necessary to consider whether to slightly offset increasing assessments by utilizing reserves.

A Board Member asked if the CDD is required to install artwork. Ms. Cerbone stated she was asked to research earmarking funds for art and present options.

Discussion ensued regarding utilizing excess funds for art enhancements.

**On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor, the Unaudited Financial Statements as of November 30, 2021, were accepted.**

**TWELFTH ORDER OF BUSINESS**

**Approval of Minutes**

Mr. Rom presented the following Meeting Minutes:

- A. September 14, 2021 Regular Meeting**
- B. November 16, 2021 Landowners’ Meeting**

**On MOTION by Mr. DiCristina and seconded by Mr. Bouskila, with all in favor, the September 14, 2021 Regular Meeting and the November 16, 2021 Landowners’ Meeting Minutes, as presented, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

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

- I. Construction Requisition Report of Metro Mover Soft Costs**

Mr. Buchler stated that soft cost invoices were being sorted and applied; he would provide an update at the next meeting. Funds will be completely exhausted at some point because the cost of the improvements will exceed the budget projections; the rest of the improvements at those stations would be covered by the Developer.

- II. Budget Report of Remaining CDD Improvements**



Mr. Buchler stated that, as of November 30, 2021, the budget spreadsheet shows approximately \$3.7 million committed and approximately \$1.2 million in contingency; he was optimistic about finishing ahead of budget. With respect to art in public places, he felt that the goal is to complete construction projects and then direct the remaining funds to the art project.

**C. Operations Manager: *Jones Lang Lasalle Americas, Inc.***

There was nothing further to report.

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

- **NEXT MEETING DATE: February 15, 2022 at 11:00 A.M.**
  - **QUORUM CHECK**

The next meeting will be held on February 15, 2022, unless cancelled.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

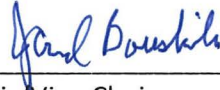
There being nothing further to discuss, the meeting adjourned.

<p><b>On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor, the meeting adjourned at 11:59 a.m.</b></p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair