

**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 May 17, 2022, at 11:00 a.m., at the Caoba Sales Center Management Office, 698 NE 1st 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:

Daniel Rom	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC (WHA)
Gregory George	District Counsel
Ginger Wald (via telephone)	Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
Aaron Buchler (via telephone)	District Engineer
Stacy Diamond	Operations Manager (JLLA)
Paola Lamprea (via telephone)	Square Edge, Inc. (SEI)
Shaquira Alexander (via telephone)	SEI
Florian HuttI	SEI
ELiane Prieto	SEI

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:00 a.m. Supervisors Brown, DiCristina and Bouskila were present in person. Supervisors Chiste and DiFiore were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Ratification of Amendment Number 8 to the Agreement Between the Client and Kimley-Horn and Associates, Inc.

Mr. Rom presented Amendment Number 8 to the Agreement between the Miami World Center Associates, LLC, and Kimley-Horn and Associates, Inc., dated January 27, 2022, in a not to exceed amount of \$63,000, executed by the Chair on February 23, 2022.

On MOTION by Mr. Brown and seconded by Mr. Chiste, with all in favor, the Amendment Number 8 to the Agreement between the Client and Kimley-Horn and Associates, Inc., dated January 27, 2022, in a not to exceed amount of \$63,000, was ratified.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-03, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Rom presented Resolution 2022-03. He reviewed the proposed Fiscal Year 2023 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reasons for any changes.

Ms. Diamond reviewed the "Field operations" line items and responded to questions regarding landscaping and security. The following change was made:

Section 2, DATE: Change: "August 16" to "September 13"

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, Resolution 2022-03, as amended, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 13, 2022 at 11:00 a.m., at the Caoba Sales Center Management Office, 698 NE 1st Avenue, G188, Miami, Florida 33132; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Mr. Rom presented Resolution 2022-04.

On MOTION by Mr. DiCristina and seconded by Mr. Brown, with all in favor, Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Discussion: Temporary Construction Easement and Property Restoration Agreement with Miami World Towers

Mr. Buchler explained that he and Ms. Diamond have been contacting Developers that are coming online next with CDD improvements to execute a Temporary Construction Easement and Property Restoration Agreements, which require them to protect the CDD improvements and to replace the improvements in kind or coordinate the protection of landscaping and other items that are in the public right-of-way (ROW), through the design and eventual construction process for turnover. Staff obtained support from the City of Miami Public Works Director to help towards the replacement and protection of the improvements. He summarized that Staff is employing a two-pronged approach of asking Developers to execute the Agreement on the front end and obtaining the City's support on the back end.

Ms. Diamond stated that, although the executed Agreements have yet to be returned, Staff is hopeful that they will be. Ms. Diamond and Mr. Buchler responded to questions regarding the agreement, Developer-responsiveness, incorporating edits from Developers, Miami-Dade County and enforcement and responsibility of repairs to CDD improvements.

Mr. DiCristina would coordinate with Staff to enhance CDD improvement protection.

This item was deferred to a future meeting.

SEVENTH ORDER OF BUSINESS

Discussion: Potential Towing in New CDD Area(s)

Ms. Diamond stated that the CDD has a new drop-off area for retail and, in order to have vehicles that are parked in these areas towed, Staff must execute an agreement with the towing company. Ms. Cerbone stated the Board can direct Staff to proceed with drafting and putting towing rules in place if it is interested in enforcing towing in the new drop-off areas. The consensus was for Staff to present a formal agreement at the next meeting, amend the JLL Agreement, specify JLL as towing administrators and schedule a public hearing on the matter.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2022

Mr. Rom presented the Unaudited Financial Statements as of March 31, 2022.

Ms. Lamprea responded to questions regarding construction projects and timing and fund allocation. Mr. Rom responded to questions about the interest payments.

Asked if the 2021 audit report was completed, Mr. Rom stated that the audit was pending but he anticipated distribution at the next meeting. Mr. Rom will email the audit to Mr. Bouskila upon receipt from the Auditor.

On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor, the Unaudited Financial Statements as of March 31, 2022, were accepted.

NINTH ORDER OF BUSINESS

Approval of January 18, 2022 Regular Meeting Minutes

Mr. Rom presented the January 18, 2022 Regular Meeting.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, the January 18, 2022 Regular Meeting Minutes, as presented, were approved.

TENTH 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.*

Mr. Buchler stated that the Stormwater Management Needs Analysis Report was completed and it will be emailed to Management today for distribution to the Board.

Mr. Rom stated the estimated cost of the Report was \$5,000, which was included in the existing "Engineering" line item.

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: June 21, 2022 at 11:00 A.M.**

- **QUORUM CHECK**

The next meeting will be held on June 21, 2022, unless cancelled.

ELEVENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

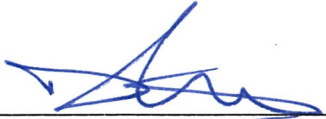
TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor, the meeting adjourned at 11:40 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair