

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

The Board of Supervisors of the Miami World Center Community Development District held Multiple Public Hearings and a Regular Meeting on September 13, 2022, at 11:00 a.m., at the Square Edge trailer – 600 NE 1st Avenue, Miami, Florida 33132.

**Present at the meeting were:**

John Chiste	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, etc., P.A.
Stacy Diamond	Operations Manager (JLLA)
Paola Lamprea	Square Edge, Inc. (SEI)
Wayne Beckelheimer (via telephone)	Allied Universal
Ben Feldman (via telephone)	Falcone Group

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 11:02 a.m. Supervisors Chiste, Brown, DiCristina and Bouskila were present in person. Supervisor DiFiore was attending via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

- **Discussion/Consideration: Allied Universal Annual Security Investment (\$1.00 per hour pay increase)**

**This item, previously the Tenth Order of Business, was presented out of order.**

Mr. Rom presented the Allied Universal request for a \$1.00 per hour pay increase due to inflation and to attract and retain appropriate staff.

**On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, the Allied Universal Annual Security Investment \$1.00 per hour pay increase request and authorizing Staff to draft an Amendment to the contract, was approved.**

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2022/2023 Budget**

**A. Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

Mr. Rom stated the meeting was originally scheduled to meet at Caoba Sales Center but was relocated, due to construction. A notice is posted on the door and security is present to direct people to the new meeting location at the side of the building, within walking distance.

**B. Consideration of Resolution 2022-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rom presented Resolution 2022-03. The proposed Fiscal Year 2023 budget is unchanged since it was presented at the last meeting.

**On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the Public Hearing was opened.**

Mr. Feldman asked if the number of security staff members and golf carts would be maintained. Ms. Diamond stated a contingency is available to increase staff or weekly hours, as needed. Mr. Feldman noted that the CDD will have retail open by the end of 2022 and there will be more assets to secure and monitor in the coming months.

**On MOTION by Mr. Chiste and seconded by Mr. Brown, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, Resolution 2022-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Special Assessments for Operations and Maintenance for Fiscal Year 2022/2023, Pursuant to Florida Law**

**A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2022-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom presented Resolution 2022-06, which allows the CDD to collect assessments utilizing the services of the Tax Collector and Property Appraiser.

**On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, the Public Hearing was opened.**

Ms. Cerbone reviewed the O&M Field Operations Assessments Table and noted that most property owners will be responsible for the Field Operations portion of the assessment. The information in the Table is derived from information provided to the Property Appraiser and Tax Collector.

Discussion ensued regarding anticipated adjustments to the numbers due to property sales.

Ms. Cerbone recalled a call from a prospective property owner in July and stated Staff will follow up with Mr. Szymonowicz before the Truth in Millage (TRIM) notices are prepared.

Mr. Feldman noted that information on file with the Property Appraiser and Tax Collector might be outdated.

**On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, Resolution 2022-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments and Objections to the Adoption of Rules Relating to Parking and Parking Enforcement, Pursuant to Sections 120.54, 120.69, 190.001, 190.011(5), 190.011(15), 190.012, and 715.07, Florida Statutes**

**A. Affidavits of Publication**

The affidavits of publication were included for informational purposes.

**B. Consideration of Resolution 2022-07, Adopting a District Rule Pertaining to Parking, Parking Enforcement and Towing; and Providing for an Effective Date**

Mr. Rom presented Resolution 2022-07 and the accompanying Exhibit. This Resolution provides for the Towing Enforcement Policy with a vendor available to the CDD and Staff 24-hours a day, 7 days a week, as described in the Rules.

Ms. Cerbone stated the Rules will only apply in areas in which the City of Miami does not have jurisdiction.

Mr. Bouskila stated the Rules can be amended to allow commercial loading areas for retail tenants.

Discussion ensued about enforcement and prohibition of parking in Zones A, B and C.

**On MOTION by Mr. Brown and seconded by Mr. Chiste, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Brown and seconded by Mr. DiCristina, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, Resolution 2022-07, Adopting a District Rule Pertaining to Parking, Parking Enforcement and Towing; and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Agreement for Towing Services with King’s Wrecker Service, Inc.**

Mr. Rom presented the Agreement with King’s Wrecker Service, Inc., for towing services 24-hours a day, 7 days a week; towing will be within 45 minutes of each request, at no cost to the CDD.

**On MOTION by Mr. Chiste and seconded by Mr. Brown, with all in favor, the Agreement for Towing Services with King’s Wrecker Service, Inc., was approved.**

**SEVENTH ORDER OF BUSINESS**

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

Mr. Rom presented the Second Amendment to the Jones Lang Lasalle Americas, Inc., Property Management Services Agreement.

**On MOTION by Mr. Chiste and seconded by Mr. Brown, with all in favor, the Second Amendment to the Jones Lang Lasalle Americas, Inc., Property Management Services Agreement, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Plant Professionals, Inc.,  
2023 Holiday Decor Estimate #7598**

Ms. Diamond presented Plant Professionals, Inc., 2023 Holiday Decor Estimate #7598. The contract is in its third year and the increase is mainly due to adding more décor and decorating additional areas. Expenditures will still be within the \$60,000 budgeted.

**On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, Plant Professionals, Inc., 2023 Holiday Decor Estimate #7598, in the amount of \$53,582.00, was approved.**

**NINTH ORDER OF BUSINESS**

**Ratification of Termination of Office Lease  
Agreement**

Mr. Rom stated the CDD leased space for an equipment room and security command center in July 2020 but, after further review, it was determined that no lease should be assigned to the property. Approval, rather than ratification, is requested, in substantial form, as signatures are pending. Monies refunded will be added to the General Fund. The CDD will still have access to the space and the landlord will reimburse all lease payments to the CDD. Mr. Feldman stated access is granted at no charge under the COREA. Ms. Diamond stated insurance and maintenance requirements are outlined in the COREA.

**On MOTION by Mr. DiCristina and seconded by Mr. Chiste, with all in favor, Termination of the Office Lease Agreement, in substantial form, was approved.**

**TENTH ORDER OF BUSINESS**

**Discussion/ Consideration: Allied Universal  
Annual Security Investment (\$1.00 per  
hour pay increase)**

This item was presented following the Second Order of Business.

**ELEVENTH ORDER OF BUSINESS**

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

Mr. Rom recalled discussion at the May meeting about work being done by the Developers that is impacting CDD assets. A Restoration Agreement will ensure the parties appropriately replace or repair damaged assets. Bond Counsel's office was working to help try to tie these repairs to the permit.

Ms. Diamond stated, while the City and the County have been cooperative, nothing has been provided, in writing, indicating that the permits will be amended accordingly.

A Board Member noted that damage occurred and asked what must be done to put the City on more aggressive notice about the damage and that repairs are necessary to restore the CDD's assets to the original condition.

Easements, access and maintenance agreements were discussed. The Board directed District Counsel and Bond Counsel to work with Ms. Wendy Fields.

Ms. Cerbone stated the person giving the sign-off for the permit to be released is Ms. Stacy Diamond and, as needed, the District Engineer.

This item will be included on the next agenda.

**TWELFTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Grau & Associates**

Mr. Rom presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2021 and accompanying disclosures. There were no findings, irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

The Statement of Net Position, remaining funds in the Construction Fund, conveyances and pending requisitions were discussed.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021**

Mr. Rom presented Resolution 2022-08.

**On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, Resolution 2022-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021, was adopted.**

**FOURTEENTH ORDER OF BUSINESS**

**Ratification of Stormwater Management Needs Analysis**

Mr. Rom stated that CDDs are now required to prepare a 20-year Stormwater Management Needs Analysis Report to document anticipated future stormwater system needs. The District Engineer submitted the Report in advance of the June 30, 2022 due date.

**On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor, the Stormwater Management Needs Analysis Report, was ratified.**

**FIFTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2022**

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

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

**SIXTEENTH ORDER OF BUSINESS**

**Approval of May 17, 2022 Regular Meeting Minutes**

Mr. Rom presented the May 17, 2022 Regular Meeting Minutes.



**On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the May 17, 2022 Regular Meeting Minutes, as presented, were approved.**

**SEVENTEENTH 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.***

There was no report.

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

There was no report.

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

**I. 452 Registered Voters in District as of April 15, 2022**

**II. NEXT MEETING DATE: October 18, 2022 at 11:00 A.M.**

**○ QUORUM CHECK**

The next meeting will be held on October 18, 2022, unless cancelled.

**EIGHTEENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**NINETEENTH ORDER OF BUSINESS**

**Adjournment**

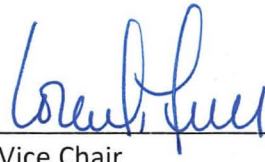
There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the meeting adjourned at 11:43 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair