

**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 16, 2023 at 11:00 a.m., at the Caoba Sales Center Management Office, 698 NE 1<sup>st</sup> Ave., 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
Gregory George	District Counsel
Aaron Buchler (via telephone)	District Engineer
Fernando Perez (via telephone)	Operations (JLLA)
Giovanni Lopez	Operations (JLLA)
Paola Lamprea	Square Edge, Inc. (SEI)
Allie Puthiyamadam (via telephone)	Lalezarian Properties

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 11:03 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**

**Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 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 2023-03. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

The following changes were made:

Page 2, Change "Plant tree replacement" to "Landscape enhancements/improvements" and increase to \$75,000

Page 2, "Stormwater drain inspections/cleanout": Increase to \$25,000

**On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor, Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for July 18, 2023 at 11:30 a.m., at the Caoba Sales Center Management Office, 698 NE 1<sup>st</sup> Ave., G188, Miami, Florida 33132; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

Mr. Rom presented Resolution 2023-04. The following change was made to the Fiscal Year 2024 Meeting Schedule:

TIME: Change "11:00 AM" to "11:30 AM"

**On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Update/Discussion**

- **FPL Poles Relocation**

Mr. Rom stated that progress is being made with Florida Power & Light (FPL).

- **Miami World Towers Easement and Restoration Agreement**

Mr. Rom stated that a consensus was reached on the Easement and Restoration Agreement. He recalled discussion at the last meeting about cameras and noted the focus area for the cameras; a final map and/or scope of work is pending.

**SIXTH ORDER OF BUSINESS**

**Discussion/Consideration of 3<sup>rd</sup>  
Amendment to JLL Property Management  
Agreement**

Mr. Rom stated that the automatic renewal provision expires September 30, 2023. Staff will discuss this with JLL and provide information at the next meeting regarding going out to bid or entering into a new agreement with JLL.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of March 31, 2023**

Mr. Rom presented the Unaudited Financial Statements as of March 31, 2023.

**On MOTION by Mr. Bouskila and seconded by Mr. DiCristina, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of April 18, 2023 Regular Meeting  
Minutes**

Mr. Rom presented the April 18, 2023 Regular Meeting Minutes.

**On MOTION by Mr. Brown and seconded by Mr. DiCristina, with all in favor, the April 18, 2023 Regular Meeting Minutes, as presented, were approved.**

**NINTH 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 work in preparation to turn over some improvements to the CDD is nearly completed; processing the turnovers should commence soon. After the roadway work on the right-of-way on 1<sup>st</sup> Avenue was turned over to the City, the City modified the roadway to accommodate bicyclists and pedestrians without considering drop-off and valet operations, which resulted in the City’s improvements blocking the roads. For this reason, the CDD must submit modified plans to the City and the CDD will have to make modifications to provide access and drop-offs, etc., to the tenants, as promised. The cost is currently unknown.

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

There was no report.

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

• **\_\_ Registered Voters in District as of April 15, 2023**

Mr. Rom stated that this information was not yet received from the Supervisor of Elections.

• **NEXT MEETING DATE: June 20, 2023 at 11:00 AM**

○ **QUORUM CHECK**

The next meeting will be June 20, 2023, unless cancelled.

**TENTH ORDER OF BUSINESS**

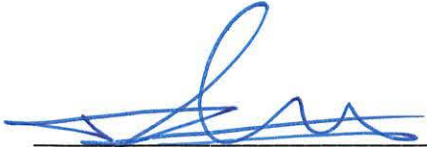
**Public Comments**

There were no public comments.

**ELEVENTH ORDER OF BUSINESS**

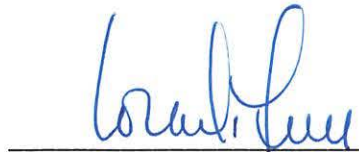
**Adjournment**

**On MOTION by Mr. Bouskila and seconded by Ms. DiCristina, with all in favor, the meeting adjourned at 11:48 p.m.**



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Secretary/Assistant Secretary



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Chair/Vice Chair