

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

The Board of Supervisors of the Miami World Center Community Development District held a Public Hearing and Regular Meeting on July 18, 2023 at 11:30 a.m., at the Caoba Sales Center Management Office, 698 NE 1st 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
Ginger Wald	District Counsel
Aaron Buchler (via telephone)	District Engineer
Fernando Perez	Operations (JLLA)
Giovanni Lopez	Operations (JLLA)
Wendy Fields (via telephone)	MWC Developers

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:42 a.m. Supervisors Brown, DiCristina and Bouskila were present in person. Supervisors Chiste and DiFiore attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

▪ **Consideration of Florida Power & Light Company Items**

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

Ms. Fields presented the following:

A. Non-Disturbance Agreement [Vehicular Turnaround – Tract A]

B. Vehicular Turnaround Easement

In response to Mr. Rom's question, Mr. Buchler confirmed that he reviewed the Vehicular Turnaround Easement and there were no issues with it.

On MOTION by Mr. DiCristina and seconded by Mr. Brown, with all in favor, the Florida Power & Light Company Items; namely, Non-Disturbance Agreement for the Vehicular Turnaround – Tract A and the Vehicular Turnaround Easement, were approved.

C. Easement

This item was not included.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom presented Resolution 2023-05. 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.

Discussion ensued regarding the fund balances, landscaping, security and the \$40,000 increase in the janitorial and pressure washing contract.

Mr. Rom stated that the assessment levels will stay the same as in Fiscal Year 2023.

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

No members of the public spoke.

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

On MOTION by Mr. Bouskila and seconded by Mr. DiCristina, with all in favor, Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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 2023-06 and read the title. This allows for the imposition and collection of special assessments utilizing the services of the Tax Collector.

On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor, Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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

Consideration of Florida Power & Light Company Items

This item was addressed following the Second Order of Business.

SIXTH ORDER OF BUSINESS

Discussion: RFP for Security Services

Mr. Rom stated the current agreement with Allied Universal expires on January 7, 2024 and there is no auto-renewal provision. Due to the amount of the contract, it is necessary to publicize a Request for Proposals (RFP) for Security Services and have the Board consider Responses at the September or October meeting. The Board authorized Staff to proceed with the RFP.

SEVENTH ORDER OF BUSINESS

Discussion: RFP for Property Management Services

This item was deferred.

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2022, Prepared by Grau & Associates**

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2022 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2023-07,
Hereby Accepting the Audited Financial
Report for the Fiscal Year Ended
September 30, 2022**

**On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor,
Resolution 2023-07, Hereby Accepting the Audited Financial Report for the
Fiscal Year Ended September 30, 2022, was adopted.**

TENTH ORDER OF BUSINESS

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

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

ELEVENTH ORDER OF BUSINESS

**Approval of May 16, 2023 Regular Meeting
Minutes**

**On MOTION by Mr. Bouskila and seconded by Mr. DiCristina, with all in favor,
the May 16, 2023 Regular Meeting Minutes, as presented, were approved.**

TWELFTH ORDER OF BUSINESS

Staff Reports

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

- **Required Ethics Training**

Ms. Wald presented a Memorandum prepared by her office regarding ethics training for public officials and discussed a check-box on Form 1 that must be checked to confirm completion of the required training, Sunshine and Public Records laws and the websites that will offer the courses.

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

Mr. Buchler reported the following:

- A few improvements made through the PIA contract in 2022 are being turned over, including a large change order and requisitions; once conveyed, the improvements will become CDD improvements.
- While completing the projects and turning them over to the City and the County, Clark noted issues regarding a drop off. Staff will have to redesign the area, re-permit, reconstruct part of it, certify it and re-submit it to the County.
- Kimley-Horn Amendments 9 and 10, related to the cost projections of the construction phase of the PIA improvements were underestimated and must be promptly reviewed and adjusted. Mr. Buchler asked if a Board Member can be assigned to review them and approve the increases.

On MOTION by Mr. Brown and seconded by Mr. Bouskila, with all in favor, authorizing Staff and Supervisor DiCristina to review and execute Amendments 9 and 10 of the Kimley-Horn Contract, was approved.

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

Mr. Perez stated he recently received the Holiday Decoration Proposal for \$160,000, which is budgeted, and will forward it to the Board and Mr. Rom for approval.

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

- **628 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: August 15, 2023 at 11:00 AM**
 - **QUORUM CHECK**

The next meeting will be August 15, 2023, unless cancelled.

THIRTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, the meeting adjourned at 12:13 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair