

**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 October 17, 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	Chair
Cora DiFiore	Vice Chair
Jared Bouskila	Assistant Secretary

Also present:

Daniel Rom	District Manager
Ginger Wald	District Counsel
Fernando Perez	Operations (JLLA)
Allie Puthiyamadam (via telephone)	Lalezarian Properties
Ben Feldman (via telephone)	Developer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:44 a.m. Supervisors Chiste, DiFiore and Bouskila were present. Supervisors DiCristina and Brown were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Responses to RFP for Security Services

A. Affidavit of Publication

B. RFP Package

These items were included for informational purposes.

C. Respondent(s):

I. Allied Universal Security Services

II. SFM Security

Mr. Rom stated that timely submittals were received from Allied Universal Security Services (Allied Universal®) and SFM Security (SFM) in response to the Request for Proposals (RFP) for Security Services. He noted the following irregularity from a third respondent, as follows:

➤ American Guard Services Inc. (AGS), a third respondent, did not submit a physical bid package by the deadline. AGS tried to deliver its bid package in person to Management’s office prior to the deadline but was unable to deliver it because it was prior to Management’s business operating hours. The deadline requirement to submit the electronic portion was met.

He noted the following irregularity with the Allied Universal® bid package:

➤ Allied Universal® did not change the scope of service to reduce the 728 hours to 640 hours, as specified in the addendum to the RFP dated September 27, 2023, of which all three respondents’ confirmed receipt.

Mr. Rom stated he confirmed with an Allied Universal® representative that, based on 640 hours, the hourly cost would not change, and was provided with updated pricing based upon the reduction of total hours.

Ms. Wald reviewed the Board’s options, which resulted in the Board’s decision to waive both irregularities.

On MOTION by Mr. Chiste and seconded by Ms. DiFiore, with all in favor, waiving the irregularities with the American Guard Services Inc., and Allied Universal Security Services submittals and accepting the responses from all three respondents to the RFP for Security Services and proceeding with scoring and ranking all three respondents, was approved.

D. Evaluation Matrix/Ranking

Mr. Perez completed a ranking form and provided his feedback to the Board.

The overall scores and rankings were as follows:

#1	Allied Universal Security Services	99.16 Points
#2	SFM Security	94.00 Points
#3	American Guard Services Inc.	85.94 Points

Mr. Perez presented the ranking form he prepared. He pointed out highlighted areas depicting the irregularities discussed earlier and explained his reasoning for his scoring in

certain categories. His recommendation is to award the contract to Allied Universal®, the current provider. In response to a question, Mr. Perez confirmed he is happy with the work that has been done.

On MOTION by Mr. Chiste and seconded by Ms. DiFiore with all in favor, accepting the Operation Manager’s scores and ranking for each of the three respondents and recommendation to engage Allied Universal®, was approved.

E. Award of Contract

On MOTION by Mr. Chiste and seconded by Ms. DiFiore with all in favor, the scorings and ranking of Allied Universal Security Services as the #1 ranked respondent to the RFP for Security Services, SFM Security as the #2 ranked respondent and American Guard Services Inc., as the #3 respondent and directing Staff to proceed with the entering into an Agreement with the #1 ranked respondent Allied Universal Security Services and, if unsuccessful, continuing with the next ranked respondents, in ranked order, was approved.

Ms. Wald stated that a revised version of the draft Agreement in the RFP will be sent to Allied Universal in order to meet the January 2024 start date.

FOURTH ORDER OF BUSINESS

Ratification of Jones Lang Lasalle Americas, Inc., Third Amendment to Property Management Services Agreement

Mr. Rom presented the executed Third Amendment to the Property Management Services Agreement, dated September 1, 2023. The contract was due to expire September 13, 2023 and is now continued, on a month-to-month basis, unless either party terminates the contract.

On MOTION by Mr. Bouskila and seconded by Mr. Chiste with all in favor, the Jones Lang Lasalle Americas, Inc., Third Amendment to the Property Management Services Agreement, was ratified.

FIFTH ORDER OF BUSINESS

Discussion: Amendment to Property Management Services Agreement

Mr. Chiste stated that CIM and MBM have continued discussions and, until there is a resolution, no action is necessary at this time.

This item was deferred.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2023

Mr. Chiste asked Mr. Feldman to obtain more information about the use of excess funds in the construction reserve account to construct the park and report his findings at the next meeting.

Mr. Perez stated that \$47,986 was coded in error to the Electricity-site budget line item on Page 3 and will need to be reclassified to the Street light services budget line item on Page 2.

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

SEVENTH ORDER OF BUSINESS

Approval of July 18, 2023 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the July 18, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

▪ **MWT 1 LLC - Temporary Construction Easement and Property Restoration Agreement**

This item was an addition to the agenda.

Mr. Rom presented the Agreement and stated that the parties involved came to a resolution yesterday based on the redline version of the Agreement, in addition to the Florida Power & Light (FPL) change orders and the Sieman’s proposal for security cameras.

Asked how these issues were resolved, Ms. Puthiyamadam discussed the resolution of the issues and the terms with FPL, which are documented in the Exhibits to the Agreement.

Ms. Wald commended Mr. Perez and Mr. Rom for their efforts on these matters.

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the Temporary Construction Easement and Property Restoration Agreement with MWT 1, LLC, including the accompanying Exhibits, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

- **Memorandum Regarding 2023 Legislative Update**

Ms. Wald presented the 2023 Legislative Update Memorandum prepared by her office. She pointed out new laws that will require incorporating additional language into the CDD contracts.

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

There was no report.

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

Mr. Perez provided a brief report.

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

There was no report.

- **UPCOMING MEETING DATES:**

- **November 7, 2023 at 11:00 AM [Landowners’ Meeting (the Board is not required to attend)]**
- **November 21, 2023 at 11:30 AM [Regular Meeting]**

- **QUORUM CHECK**

NINETH ORDER OF BUSINESS

Public Comments

There were no public comments.


TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the meeting adjourned at 12:14 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair