

**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 16, 2024 at 11:30 a.m., at the Caoba Sales Center Management Office, 698 NE 1<sup>st</sup> Ave., G188, Miami, Florida 33132.

**Present were:**

John Chiste	Chair
Cora DiFiore (via telephone)	Vice Chair
Jared Bouskila	Assistant Secretary
Joe DiCristina (via telephone)	Assistant Secretary
Esteban Anzola	Assistant Secretary

**Also present:**

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC (WHA)
Ginger Wald	District Counsel
Aaron Buchler (via telephone)	District Engineer
Fernando Perez	Operations (JLLA)
Giovanni Lopez	Operations (JLLA)
Paola Lamprea	Square Edge, Inc. (SEI)

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 11:31 a.m. Supervisors Chiste, Bouskila and Anzola were present. Supervisor DiCristina attended via telephone. Supervisor DiFiore was not present at roll call but joined later, via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2024/2025 Budget**

- A. **Proof/Affidavit of Publication**
- B. **Consideration of Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rom presented Resolution 2024-07. He reviewed the proposed Fiscal Year 2025 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

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

No affected property owners or members of the public spoke.

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

**On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; 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 2024-08 and read the title.

**Ms. DiFiore joined the meeting via telephone at 11:35 a.m.**

**On MOTION by Mr. Chiste and seconded by Mr. Anzola, with all in favor, Resolution 2024-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; 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.**

**Presentation of Audited Financial Report  
for the Fiscal Year Ended September 30,  
2023, Prepared by Grau & Associates**

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-09,  
Hereby Accepting the Audited Financial  
Report for the Fiscal Year Ended  
September 30, 2023**

**On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor,  
Resolution 2024-09, Hereby Accepting the Audited Financial Report for the  
Fiscal Year Ended September 30, 2023, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-10,  
Electing and Removing Officers of the  
District and Providing for an Effective  
Date**

Mr. Rom presented Resolution 2024-10. Mr. Chiste nominated the following slate:

Chair	John Chiste
Vice Chair	Cora DiFiore
Assistant Secretary	Joe DiCristina
Assistant Secretary	Jared Bouskila
Assistant Secretary	Estaban Anzola
Assistant Secretary	Kristen Thomas

No other nominations were made.

Prior appointments by the Board for Secretary, Treasurer, Assistant Treasurer, and Assistant Secretary Daniel Rom, remain unaffected by this Resolution:

**On MOTION by Mr. Chiste and seconded by Mr. Anzola, with all in favor,  
Resolution 2024-10, Electing, as nominated, and Removing Officers of the  
District and Providing for an Effective Date, was adopted.**

**MIAMI WORLD CENTER CDD  
EIGHTH ORDER OF BUSINESS**

July 16, 2024

**Consideration of Siemens Proposal #8723464 for Camera Removal and Reinstallation for Light Pole Relocation - 8<sup>th</sup> Avenue**

Mr. Rom presented Siemens Proposal #8723464 for Camera Removal and Reinstallation for Light Pole Relocation on 8<sup>th</sup> Avenue.

Relocation of the light poles was discussed.

**On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, Siemens Proposal #8723464 for Camera Removal and Reinstallation for Light Pole Relocation on 8<sup>th</sup> Avenue, was approved.**

**NINTH ORDER OF BUSINESS**

**Update: Capital Projects Fund**

This item was addressed following the Tenth Order of Business.

**TENTH ORDER OF BUSINESS**

**Consideration of Miami A/I, LLC Non-Disturbance Agreement (Vehicular Turnaround, Tract A)**

Mr. Rom presented the Miami A/I, LLC Non-Disturbance Agreement related to the Vehicular Turnaround, Tract A. The Board previously approved it but minor edits to the Agreement were received from Florida Power & Light (FPL).

**On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the Miami A/I, LLC Non-Disturbance Agreement related to Vehicular Turnaround, Tract A, was approved.**

▪ **Update: Capital Projects Fund**

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

Ms. Lamprea presented the spreadsheets detailing the capital projects expenditures, what has been reimbursed to-date and what funds remain to-date. Mr. DiCristina asked if the expenses are still within budget. Ms. Lamprea replied affirmatively.

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of May 31, 2024**

In response to the question of whether leftover funds in the Capital Projects Fund can be repurposed, Ms. Wald stated that certain requirements must be met; the CDD documents would need to be researched to determine if it can be done.

This item was deferred.

**TWELFTH ORDER OF BUSINESS**

**Approval of April 16, 2024 Regular Meeting Minutes**

**On MOTION by Mr. Anzola and seconded by Mr. Bouskila, with all in favor, the April 16, 2024 Regular Meeting Minutes, as presented, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

Ms. Wald discussed filing Form 1 electronically and the requirement to complete four hours of ethics training by December 31, 2024.

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

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

There were no District Engineer or Operations Manager reports.

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

- **UPCOMING MEETING DATE: August 20, 2024 at 11:30 AM**
  - **QUORUM CHECK**

The August 20, 2024 meeting will be cancelled. The next meeting will likely be on September 17, 2024.

**FOURTEENTH ORDER OF BUSINESS**

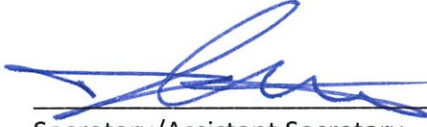
**Public Comments**

No members of the public spoke.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, the meeting adjourned at 11:52 p.m.**



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Secretary/Assistant Secretary

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Chair/Vice Chair