

**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 20, 2021, at 11:00 a.m., at the Caoba Sales Center, 698 NE 1st Avenue, G188, Miami, Florida 33132.

Present at the meeting were:

John Chiste	Chair
Joseph DiCristina	Assistant Secretary
Peter Brown	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Cindy Cerbone (via telephone)	Wrathell, Hunt and Associates LLC (WHA)
Jamie Sanchez	Wrathell, Hunt and Associates LLC (WHA)
Ginger Wald	District Counsel
Paola Lamprea (via telephone)	Square Edge, Inc. (SEI)
Stacy Diamond	Operations Manager (JLLA)
Jared Bouskila	Encore Capital Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:08 a.m. Supervisors Chiste, Brown and DiCristina were present in person. Supervisors DiFiore and Yajnik were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Samir Yajnik,
Seat 3; Term Expires November 2021**

Mr. Rom presented the letter of resignation from Mr. Samir Yajnik from Seat 3.

On MOTION by Mr. Chiste and seconded by Mr. Brown, with all in favor, the resignation of Mr. Samir Yajnik, dated June 21, 2021, was accepted.

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3

Mr. Chiste nominated Mr. Jared Bouskila to fill the unexpired term of Seat 3. No other nominations were made.

On MOTION by Mr. DiCristina and seconded by Mr. Chiste, with all in favor, the appointment of Mr. Jared Bouskila to fill the Unexpired Term of Seat 3, was approved.

- **Administration of Oath of Office *(the following will be provided in a separate package)***
Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Bouskila. He provided the following documents.
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - B. Membership, Obligations and Responsibilities**
 - C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
 - D. Form 8B – Memorandum of Voting Conflict**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Miami World Center Community Development District, and Providing for an Effective Date

Mr. Rom presented Resolution 2021-03. Mr. Chiste nominated the following slate of officers:

John Chiste	Chair
Cora DiFiore	Vice Chair
Craig Wrathell	Secretary
Peter Brown	Assistant Secretary
Joseph DiCristina	Assistant Secretary
Jared Bouskila	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

No other nominations were made.

On MOTION by Mr. Chiste and seconded by Mr. Brown, with all in favor, Resolution 2021-03, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Miami World Center Community Development District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Ratification of Agreements/Proposal/
Permit Applications**

Mr. Rom presented the following for ratification, which were previously executed by the Chair:

- A. Agreements**
 - I. U.S. Lawns Miami Hurricane Relief & Emergency Clean-Up Agreement**
 - II. Services Agreement – Nouveau Restoration Group, Inc.**
- B. Ram-Tech Construction Proposal #1, F3 Structure Restoration – Corner of NE 8th Street and 2nd Avenue**
- C. Permit Applications**
 - I. Area 1.7 Permit PW21000165RW – UCC Group Inc.**
 - II. Area 1.9 Permit PW21000184RW – UCC Group Inc.**

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, the U.S. Lawns Miami Hurricane Relief & Emergency Clean-Up Agreement, the Services Agreement between Miami World Center CDD and Nouveau Restoration Group, Inc., the Ram-Tech Construction Proposal #1 for F3 Structure Restoration, in the amount of \$7,058.43, and the City of Miami Permit Applications PW21000165RW and PW21000184RW, were ratified.

SEVENTH ORDER OF BUSINESS

Consideration of U.S. Lawns of Miami North Estimates

Ms. Diamond presented the following estimates for necessary repairs, totaling \$18,557.50, which was within budget:

- I. #1019**
- II. #1020**
- III. #1021**
- IV. #1022**
- V. #1023**
- VI. #1024**
- VII. #1027**
- VIII. #1030**

On MOTION by Mr. Chiste and seconded by Mr. Brown, with all in favor, the U.S. Lawns of Miami North Estimates #1019, #1020, #1021, #1022, #1023, #1024, #1027 and #1030, were approved.

EIGHTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2020 Prepared by Grau & Associates

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2020 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 2021-04, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020

Mr. Rom presented Resolution 2021-04.

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, Resolution 2021-04, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020, was adopted.

TENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2021/2022 Budget

A. Proof/Affidavit of Publication

The proof of publication was included for informational purposes.

B. Consideration of Resolution 2021-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom reviewed the proposed Fiscal Year 2022 budget, which was unchanged from the draft presented at the previous meeting. Staff responded to questions about assessments, Equivalent Residential Units (ERUs) and the deadline date for the Truth-in-Millage (TRIM) notice. Mr. Rom would have Mr. Szymonowicz confirm the permit ERUs with Mr. Bouskila.

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.

Mr. Rom presented Resolution 2021-05 and read the title.

On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, Resolution 2021-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-06, Designating a Date, Time, and Location for the Landowners' Meeting of the District, and Providing for an Effective Date

Mr. Rom presented Resolution 2021-06.

On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, Resolution 2021-06, Designating a Date, Time, and Location of November 16, 2021 at 11:00 a.m., at the Caoba Sales Center, 698 NE 1st Avenue, G188, Miami, Florida 33132 for the Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2021-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

Mr. Rom presented Resolution 2021-07. Meetings would be held on the third Tuesday of the month at 11:00 a.m. The following meeting location would be inserted into the Fiscal Year 2022 Meeting Schedule:

LOCATION: Insert: "Caoba Sales Center, 698 NE 1st Avenue, G188, Miami, Florida 33132"

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, Resolution 2021-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2021-08, Directing the District Manager to Register the District With and Use the E-Verify System Pursuant to the Requirements of Section 448.095, Florida Statutes; Authorizing Execution of the E-Verify Memorandum of Understanding for Employers Between the District and the Department of Homeland Security (DHS); Providing for Severability; and Providing for an Effective Date

Mr. Rom presented Resolution 2021-08 and read the title. He stated Management previously arranged for use of the E-Verify system.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, Resolution 2021-08, Directing the District Manager to Register the District With and Use the E-Verify System Pursuant to the Requirements of Section 448.095, Florida Statutes; Authorizing Execution of the E-Verify Memorandum of Understanding for Employers Between the District and the Department of Homeland Security (DHS); Providing for Severability; and Providing for an Effective Date, was adopted.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2021-09, Extending the Term Set Forth in Resolution No. 2017-16 Acknowledging That Certain Proceeds of the Miami World Center Community Development District Special Assessment Bonds, Series 2016 Shall be Allocated Towards and Reserved for a Portion of the Costs of Constructing the Freedom Tower Metro Mover Station, as Described in the Engineer's Report; and Providing for an Effective Date

Ms. Wald stated a verification from the District Engineer was pending. This item was deferred to the next meeting.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2021

Mr. Rom presented the Unaudited Financial Statements as of May 31, 2021.

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the Unaudited Financial Statements as of May 31, 2021, were accepted.

SIXTEENTH ORDER OF BUSINESS

Approval of April 20, 2020 Regular Meeting Minutes

Mr. Rom presented the April 20, 2020 Regular Meeting Minutes.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, the April 20, 2020 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 nothing further to report.

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

I. 260 Registered Voters in District as of April 15, 2021

There were 260 registered voters residing within the District as of April 15, 2021.

II. Discussion: Alternate Meeting Locations

Meetings would be held at the Caoba Sales Center, 698 NE 1st Avenue, G188, Miami, Florida 33132, going forward.

- **NEXT MEETING DATE: August 17, 2021 at 11:00 A.M.**
 - **QUORUM CHECK**

The next meeting will be held on September 14, 2021, rather than on August 17, 2021.

EIGHTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

NINETEENTH ORDER OF BUSINESS

Adjournment

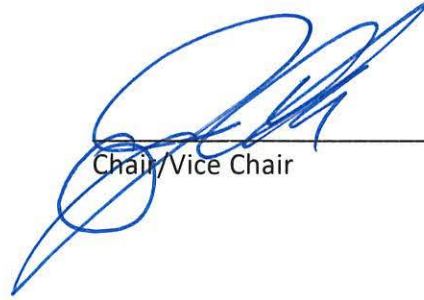
There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor, the meeting adjourned at 11:35 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

A handwritten signature in blue ink, appearing to read "Cindy Cebro". The signature is written in a cursive style with a large loop at the end.

Secretary/Assistant Secretary

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Chair/Vice Chair