

**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 April 15, 2025 at 11:00 a.m., at 850 NE 2nd Ave, Unit 135, Miami, Florida 33132.

Present:

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

Also present:

Daniel Rom	District Manager
Kristen Thomas (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Ginger Wald	District Counsel
Aaron Buchler (via telephone)	District Engineer
Giovanni Lopez	Operations (JLLA)
Brandon Marrone	FA Retail, LLC
Matt Falcone	FA Retail, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:00 a.m.

Supervisors Chiste, Bouskila and Anzola were present. Supervisor DiFiore attended via telephone. Supervisor DiCristina was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-02,
Approving a Proposed Budget for Fiscal
Year 2025/2026 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 2025-02. He reviewed the proposed Fiscal Year 2026 budget, highlighting any increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any adjustments.

The Board and Staff discussed increases to expenditures for security, landscape enhancements and water usage.

A Board Member discussed new water meter technology that can identify air in water lines to capture actual water volume, which might result in cost savings.

Discussion ensued regarding assessment revenues and field operations.

On MOTION by Mr. Chiste and seconded by Mr. Anzola, with all in favor, Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on September 12, 2025 at 11:00 a.m., at 850 NE 2nd Ave, Unit 135, 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 2025-03,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2025/2026 and Providing for an Effective
Date**

Mr. Rom presented Resolution 2025-03.

On MOTION by Mr. Chiste and seconded by Mr. Anzola, with all in favor, Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office

Mr. Rom presented Resolution 2025-04.

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, Resolution 2025-04, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301, as the Registered Office, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Rom presented Resolution 2025-05. The Resolution provides that, in case of a natural disaster, the CDD can request assistance from other governmental entities.

On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion: Stormwater Management System Memo 2025

The Board and Staff discussed additional reporting, permitting and inspection requirements to be met in 2027. The District Engineer will prepare the Report.

EIGHTH ORDER OF BUSINESS

Update: Supplemental Engineer's Report

Mr. Rom stated that a Supplemental Engineer's Report will be prepared in order to validate a \$190,000 Change Order related to First Avenue.

Mr. Buchler will prepare the Report.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of February 28, 2025**

Mr. Rom presented the Unaudited Financial Statements as of February 28, 2025.

On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of December 17, 2024 Regular
Meeting Minutes**

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the December 17, 2024 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports**

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

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

There were no District Counsel or District Engineer reports.

C. Operations Manager: FA Retail, LLC

Mr. Marrone stated that, while Staff is working with Miami-Dade County to increase police presence, he also recommends increasing the hourly security services provided by Allied Universal.

Discussion ensued regarding security requirements, granting access to the Command Center, entering into an agreement with the Miami Police Department (MPD), monitoring, roaming patrols and increasing police presence.

It was noted that costs would be incurred by the retail properties and the CDD; Miami-Dade County services will be offered free of charge.

Discussion ensued regarding scooters, license plate readers, increasing the amount budgeted for security enhancements in Fiscal Year 2026 and utilization of fund balance for security enhancements in the current fiscal year.

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the purchase of License Plate Readers, Electric Scooters and Security Camera Conduit, in a not-to-exceed amount of \$165,000, subject to working with property owners to fund additional costs, was approved.

Mr. Rom stated that the increase to the Allied contract is included in the budget.

Ms. Wald noted that the Agreement with Allied provides for adjustments.

The meeting recessed at 11:41 a.m. and reconvened at 11:47 a.m.

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

- **NEXT MEETING DATE: May 20, 2025 at 11:00 AM**
 - **QUORUM CHECK**

Mr. Rom stated that unnecessary meetings will be canceled. The Public Hearing will be held on September 12, 2025 meeting.

On MOTION by Mr. Bouskila and seconded by Mr. Anzola, with all in favor, authorizing the Chair or the Vice Chair to execute an Interlocal Agreement with the City of Miami Police Department, was approved.

TWELFTH ORDER OF BUSINESS

Public Comments

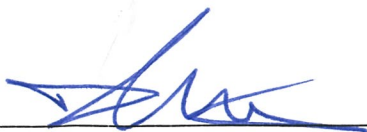
No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

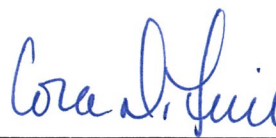
Adjournment

On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, the meeting adjourned at 11:48 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair