

**MINUTES OF MEETING
BEACON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Beacon Lakes Community Development District was held on Tuesday, December 6, 2016 at 9:00 a.m. at 12400 N.W. 22nd Street, Miami, Florida.

Present and constituting a quorum were:

Lori Ann Cronin	Vice Chair
Leslie Menendez	Assistant Secretary
Denver L. Glazier, II	Assistant Secretary
Barbara Mantecon	Assistant Secretary

Also present were:

Kenneth Cassel	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez	District Engineer
Travis Harvey	Prologis

FIRST ORDER OF BUSINESS

Roll Call

Mr. Cassel called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Manager's Report

A. Approval of the Minutes of the October 18, 2016 Meeting

Mr. Cassel stated each Board member received a copy of the minutes of the October 18, 2016 meeting and requested any additions, corrections or changes.

On MOTION by Ms. Cronin seconded by Ms. Mantecon with all in favor the minutes of the October 18, 2016 meeting were approved.

A. Financials

Mr. Cassel presented the financials for the period ending October 31, 2016.

On MOTION by Ms. Mantecon seconded by Ms. Cronin with all in favor the financial statements for the period ending October 31, 2016 were accepted.

C. Motion Assigning Fund Balance as of September 30, 2016

Mr. Cassel presented a motion to assign fund balance as of September 30, 2016 as follows: Operating Reserve - \$181,877 and Capital Reserve – Irrigation System - \$72,277.

On MOTION by Ms. Cronin seconded by Ms. Mantecon with all in favor motion to assign fund balance as of September 30, 2016 was approved.

D. Ratification NW Plat in Block C

Mr. Pawelczyk noted this refers to the Beacon Lakes Northwest Plat.

- We have the resolution that authorizes the Chair to sign off on development type items and bring back to Board for ratification.
- We do not have a copy of the signed and recorded plat yet. However, it was executed by Mr. Scott Gregory as the Chairman on behalf of the CDD.
- The reason the CDD had to sign off on the plat is because we own property within the plat boundaries.
- Mr. Travis Harvey noted Mr. Gregory signed. The last item will be coordinating of the corporate seals.

On MOTION by Mr. Glazier seconded by Ms. Cronin with all in favor execution of the Beacon Lakes Northwest Plat was ratified.

E. Ratification Covenant Irrigation Lines

- Mr. Pawelczyk noted this is within the public right-of-way for N.W. 22nd Street from N.W. 121st Court to N.W. 117th Place and at N.W. 117th Place from N.W. 25th Street to N.W. 22nd Street.
- This is a Miami-Dade County Covenant.
- Because the CDD installed plants and irrigation lines within the public right-of-way, the Country requires the Covenant be executed.

On MOTION by Ms. Mantecon seconded by Mr. Glazier with all in favor the execution of the Covenant for Construction within the Right-of-Way and the Covenant for Maintenance of Landscaping within the Right-of-Way regarding the irrigation and landscaping in the vicinity of N.W. 22nd Street and N.W. 117th Place was ratified.

F. Amendment to Agreement for Purchase and Sale

- Mr. Pawelczyk noted the District needed to amend the Purchase and Sale Agreement with Turnberry for N.W. 122nd right-of-way property we are acquiring. There were some minor amendments dealing with the name of the Turnberry/Doral Development LP. Some minor changes to the legal description of the property were also made.
- Mr. Harvey described the amendment and noted it is in the process of being executed.

On MOTION by Mr. Glazier seconded by Ms. Mantecon with all in favor the Amendment to the Agreement for Purchase and Sale was ratified and authorization to execute the Amendment to the Agreement for Purchase and sale with Turnberry/Doral Development LLP was approved.

G. Discussion on Beacon Lakes Property Being Deeded to MDR

- The Board discussed District property that may be deeded to Miami-Dade Fire Rescue.
- A petition to expand the boundary is pending. We have been going back and forth with Miami-Dade County on whether to move the Fire Station site from the District which would require an action by the County to do so or we can enter into an Interlocal Agreement with them, which would state the CDD will not levy assessments on their property.
- The District Attorney drafted an agreement and sent it.
- At this time, no further action needs to be taken by the Board other than to move forward with the petition.
- Mr. Harvey noted the CDD Board is proceeding with the removal of the Fire Station site and no Interlocal Agreement will then be required.
- Discussion ensued on the expanded acreage of the District and how it may impact assessments and next year's budget.

THIRD ORDER OF BUSINESS

Engineer's Report

- Mr. Alvarez spoke about the 122nd Street expansion.
- His inspection has been completed. He will send the Annual Engineer's Report soon.

FOURTH ORDER OF BUSINESS

Attorney's Report

- Mr. Pawelczyk spoke about the Sunshine Law and the possibility of getting new Supervisors who may working closely together and may present a conflict of interest.

FIFTH ORDER OF BUSINESS

Public Comments

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

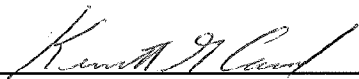
There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being further business,

On MOTION by Mr. Glazier seconded by Ms. Cronin with all in favor the meeting was adjourned.



 Kenneth Cassel
 Secretary



 Lori Ann Cronin Scott Gregory
 Vice Chair