

**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, January 10, 2017 at 9:00 a.m. at 12400 N.W. 22nd Street, Miami, Florida.

Present and constituting a quorum were:

Scott Gregory	Chairperson
Leslie Menendez	Assistant Secretary
Denver Glazier	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

Approval of the Agenda

On MOTION by Ms. Mantecon seconded by Ms. Menendez with all in favor the agenda as presented was approved.

THIRD ORDER OF BUSINESS

Manager's Report

A. Approval of the Minutes of the December 6, 2016 Meeting

Mr. Cassel stated each Board member received a copy of the minutes of the December 6, 2016 meeting and requested any additions, corrections or changes.

On MOTION by Mr. Gregory seconded by Ms. Mantecon with all in favor the minutes of the December 6, 2016 meeting were approved.

B. Financials

Mr. Cassel presented the financials for the period ending November 30, 2016.

On MOTION by Mr. Gregory seconded by Mr. Glazier with all in favor the financial statements for the period ending November 30, 2016 were approved.

C. Amendment to Agreement for Purchase and Sale

- Mr. Pawelczyk noted this is the amendment to the Purchase and Sale Agreement with Turnberry which needs to be ratified for the right-of-way purchase as discussed at previous meetings.
- The Agreement needs to be signed.

On MOTION by Ms. Mantecon seconded by Mr. Glazier with all in favor the Board authorized the ratification and execution of the Amendment to the Agreement for Purchase and Sale between Turnberry/Doral Development, LP and Beacon Lakes CDD.

FOURTH ORDER OF BUSINESS

Engineer's Report

- Mr. Alvarez noted there is a yearly report we prepare for the District required by the Master Trust Indenture related to the bonds.
- The Engineer's Report was completed on December 14, 2016. It will be sent to the website.
- The District has a water use permit with South Florida Water Management District, which allows the District to irrigate a maximum of 58 acres of landscape area. Now that the developer has sold about 30 acres of land to United Parcel Services, SFWMD wants us to take out the acreage within those 30 acres from the CDD Master Permit. Inside the UPS area, there are 5.6 acres of land. A well will be installed on their property.
- Regarding 122nd Avenue, there is a wetland area where permits are required. He submitted applications to SFWMD. They are working with the owners of the land.

FIFTH ORDER OF BUSINESS

Attorney's Report

- Mr. Pawelczyk spoke about the First Amendment to the Turnberry Agreement.
- He reported on the petition to expand and contract. Everybody was on board to remove the Fire Station Parcel and provide for the expansion of that area. A revised petition was prepared and will be executed today. He is waiting for documents from one of the

engineers; not from the Mr. Alvarez's office, who is doing the surveying work. Mr. Gregory will have to sign the petition again. At this time, no further action is required from the Board.

- Mr. Harvey updated the Board on the dedication of the two acres.

SIXTH ORDER OF BUSINESS

Public Comments

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

- Mr. Gregory had questions regarding the Fund Balance, which was discussed at the prior meeting.
- Beginning the budget process earlier this year was discussed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being further business,

On MOTION by Ms. Mantecon seconded by Ms. Menendez with all in favor the meeting was adjourned.



Kenneth Cassel
Secretary



Scott Gregory
Chairman