

**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, February 7, 2017 at 9:01 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
Margarita Cambas Riggs	Prologis
Karley Megrew	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

Mr. Cassel noted a Revised Agenda was sent out with the addition of the Acceptance of the Audit Report for year ending September 30, 2016.

On MOTION by Ms. Mantecon seconded by Ms. Menendez with all in favor the agenda was approved as amended.
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THIRD ORDER OF BUSINESS

New Business

A. Approval/Ratification of Agreement for Construction and Maintenance of Subdivision Improvements for Beacon Lakes Northeast T-23672 (pursuant to Resolution 2016-01)

- Mr. Pawelczyk noted this is the Agreement for Construction and Maintenance of Subdivision Improvements and included is a Cash Bond and Letter of Credit to secure that that work will be completed. The reason the CDD is added as a party to this with

TM Miami Florida and AMB Codina is because the CDD is an owner within that Beacon Lakes Northeast plat.

- This deals with the mobilization, clearing, embankment, maintenance of traffic, paving, milling, resurfacing, curb and gutter, drainage improvements, traffic signs, traffic control, signalization, etc.
- This is a bond being posted by the Developer. They will post the cash bond. Once the improvements are complete, they will get the bond back. We are listed as a party to the agreement since we own property within the plat. We need ratification of this agreement.

On MOTION by Mr. Glazier seconded by Ms. Mantecon with all in favor the Board approved the ratification and execution of the Agreement for Construction and Maintenance of Subdivision Improvements for Beacon Lakes Northeast T-23672 as well as the attached documents requiring the signature of the proper District officials.

- Mr. Pawelczyk noted once executed Mr. Travis Harvey will send copies to all concerned.

FOURTH ORDER OF BUSINESS

Manager's Report

A. Acceptance of the Audit Report for Fiscal Year Ended September 30, 2016

- The District received a good, clean audit.

On MOTION by Mr. Glazier seconded by Ms. Mantecon with all in favor the Audit Report for the Fiscal Year ended September 30, 2016 was accepted.

Let the record reflect, Chairman Scott Gregory joined the meeting.

B. Approval of the Minutes of the January 10, 2017 Meeting

Mr. Cassel stated each Board member received a copy of the minutes of the January 10, 2017 meeting and requested any additions, corrections or changes.

On MOTION by Mr. Glazier seconded by Ms. Mantecon with all in favor the minutes of the January 10, 2017 meeting were approved.

C. Financials

Mr. Cassel presented the financials for the period ending December 2016.

On MOTION by Ms. Mantecon seconded by Mr. Glazier with all in favor the financial statements for the period ending December 31, 2016 were approved.

FIFTH ORDER OF BUSINESS

Engineer's Report

- Mr. Alvarez noted we had to modify the irrigation permit / water use permit from South Florida Water Management District to remove the portion of the irrigated area from the CDD and it was given to the United Parcel Services parcel. That modification was granted by SFWMD.
- He is trying to finalize the testing in the wetlands within the 122nd Avenue right-of-way which requires permission from the landowners to allow the testing.
- We are going to start working on an easement.
- Mr. Glazier asked when you envision having NW.122nd designed and permitted.
- Mr. Alvarez responded the permits were submitted to SFWMD about one month and a half ago. It will take between three and six months to receive them.
- Mr. Glazier asked what about actual roadway construction?
- Mr. Harvey responded Army Corps will take the longest. By the end of the year we expect to have
- Army Corps approval. Currently, we are working with Vulcan, who are establishing the terms by which they will dedicate the right-of-way. That is what we already achieved with Turnberry, who agreed to dedicate their portion. Vulcan wants some specific requirements; concrete sections at their entrances, which the County agreed to.
- Mr. Alvarez discussed the bidding project. The District will need to advertise, give the contractors 30 days to return bids, and negotiate with the successful bidder. The whole process can take two months. The bidding process may start in the summer of 2017.

SIXTH ORDER OF BUSINESS

Attorney's Report

There being nothing further to report, the next item followed.

SEVENTH ORDER OF BUSINESS

Public Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Harvey commented on the expansion.
- Mr. Pawelczyk suggested following up directly with Ms. Ginger Wald on the Petition to Expand the Boundaries, which was filed some time ago.
- Mr. Gregory had questions regarding the budget for Fiscal Year 2017.
- Mr. Gregory noted Ms. Cronin will be resigning at the next Board meeting.
- At that meeting, Ms. Karley Megrew will be re-appointed to the Board.

NINTH ORDER OF BUSINESS

Adjournment

There being further business,

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



Kenneth Cassel
Secretary



~~Scott Gregory~~ Karley Megrew
Vice Chairman