

**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, March 7, 2017 at 9:04 a.m. at 12400 N.W. 22<sup>nd</sup> Street, Miami, Florida.

Present and constituting a quorum were:

Karley Megrew	Vice 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

**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. Pawelczyk asked under New Business, an item be added, Item 4C, Approval of Special Taxing District – Easement for Beacon Lakes Northwest Plat.

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

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Lori Ann Cronin**

Mr. Cassel noted Ms. Cronin submitted her letter of resignation.

On MOTION by Ms. Menendez seconded by Ms. Mantecon with all in favor Ms. Cronin's letter of resignation was accepted.

**B. Acceptance of Karley Megrew to Fill the Vacant Seat**

On MOTION by Mr. Glazier seconded by Ms. Menendez with all in favor the Board approved Ms. Megrew filling the vacant seat.

**C. Oath of Office for Karley Megrew**

Mr. Cassel administered the Oath of Office to Ms. Megrew.

**D. Consideration of Resolution 2017-02 Election of Officers**

On MOTION by Ms. Mantecon seconded by Mr. Glazier with all in favor Resolution 2017-02 designating Scott Gregory as Chairman, Karley Megrew as Vice Chairperson, Kenneth Cassel as Secretary, Robert Koncar as Treasurer, Stephen Bloom as Assistant Treasurer, Denver Glazier, Barbara Mantecon and Leslie Menendez as Assistant Secretaries, was adopted.

**FOURTH ORDER OF BUSINESS**

**New Business**

**A. Approval of Resolution 2017-03 Authorizing Karley Megrew to Approve and Execute Certain Agreements**

Mr. Pawelczyk explained under what circumstances Ms. Megrew would be authorized to approve and execute certain agreements.

On MOTION by Ms. Mantecon seconded by Ms. Menendez with all in favor Resolution 2017-03, a resolution authorizing Ms. Karley Megrew, a member of the Board of Supervisors, under specified conditions, to approve and execute, on behalf of the District, certain agreement instruments in connection with the maintenance of District infrastructure improvements, was adopted.

**B. Ratification of the following documents;**

**i. Northwest Subdivision Agreement – UPS Excerpts**

- Mr. Pawelczyk noted at the last meeting we worked on Beacon Lakes Northeast. This is for Beacon Lakes Northwest. Mr. Harvey will provide more information.
- Mr. Harvey noted we are in the process of platting a piece of land which includes Telemundo Studios and the proposed two warehouses west of that. We need signatures of ownership. The subdivision bond is the next step. The county puts together their own estimate and come up with a number. If we happen to go bankrupt and disappear, there is a bond that will not leave roads halfway completed. That bond can then be called. That is what this bond agreement is.
- Unlike the Northeast, where we have a lot of infrastructure improvements to do; the infrastructure has already been done in the Northwest.

On MOTION by Mr. Glazier seconded by Ms. Mantecon with all in favor the Board approved the Agreement for Construction and Maintenance of Subdivision Improvements for the Beacon Lakes Northwest Plat T-23687.

**ii. Northwest Subdivision Bond Agreement Form**

**iii. Northwest Letter of Credit Form with Dates**

- Mr. Pawelczyk noted that is included in the motion to approve all including the bond agreement. The letter of credit is not something we are approving. It is just there for information. We do not need to sign it.

**C. Approval of Special Taxing District – Easement for Beacon Lakes Northwest Plat**

- Mr. Pawelczyk noted in October 2016 the Board approved an easement granting to Miami Dade County connection with the Special Taxing District maintained by the County. This was for Beacon Lakes Northeast; now we are bringing you Beacon Lakes Northwest.
- A special taxing district needs to be set up that will stay dormant unless the property owners on the plat fail to maintain their infrastructure improvements.

On MOTION by Mr. Glazier seconded by Ms. Mantecon with all in favor the Board authorized the execution of the easement granted to Miami Dade County for Beacon Lakes Northwest for the Special Taxing District that will remain in dormant status.

**FIFTH ORDER OF BUSINESS**

**Manager's Report**

**A. Approval of the Minutes of the February 7, 2017 Meeting**

Mr. Cassel stated each Board member received a copy of the minutes of the February 7, 2017 meeting and requested any additions, corrections or changes.

There not being any,

On MOTION by Ms. Mantecon seconded by Ms. Menendez with all in favor the minutes of the February 7, 2017 were approved.

**B. Financial Statements**

Mr. Cassel presented the financials for the period ending January 2017

On MOTION by Ms. Mantecon seconded by Mr. Glazier with all in favor the financial statements for the period ending January 2017 were approved.

**SIXTH ORDER OF BUSINESS**

**Engineer's Report**

- Mr. Alvarez noted designs for 122<sup>nd</sup> Avenue continues and he is submitting permits.
- He is getting permits from South Florida Water Management District in order to complete the last portion the northern part of the 122<sup>nd</sup> Avenue right-of-way.
- He is waiting for the Army Corps of Engineers to complete their work.
- Construction starts June or July. Bidding to be in August.

**SEVENTH ORDER OF BUSINESS**

**Attorney's Report**

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

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

There not being any, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

There not being any, the next item followed.

**TENTH ORDER OF BUSINESS**

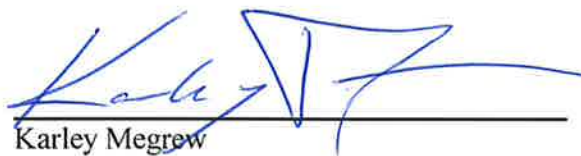
**Adjournment**

There being further business,

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



Kenneth Cassel  
Secretary



Karley Megrew  
Vice Chairperson