

**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 6, 2018 at 9:00 a.m. at 12400 N.W. 22<sup>nd</sup> Street, Miami, Florida.

Present and constituting a quorum were:

Scott Gregory	Chairman
Karley Megrew	Vice Chairperson
Leslie Menendez	Assistant Secretary
Barbara Mantecon	Assistant Secretary
Denver Glazier	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 at 9:04 a.m. and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Approval of the Agenda**

There being no comments, the next item followed.

On MOTION by Mr. Glazier seconded by Ms. Mantecon with all in favor the agenda was approved.

**THIRD ORDER OF BUSINESS**

**Manager's Report**

**A. Approval of the Minutes of the February 6, 2018 Meeting**

Mr. Cassel requested any additions, corrections or deletions, there being none,

On MOTION by Mr. Glazier seconded by Ms. Megrew with all in favor the minutes of the February 6, 2018 meeting were approved as presented.

*Let the record reflect, Mr. Gregory joined the meeting.*

**B. Acceptance of Financial Report dated January 31, 2018**

- Mr. Cassel reviewed the financial report with the Board.

*Let the record reflect, Mr. Alvarez joined the meeting.*

On MOTION by Ms. Megrew seconded by Ms. Menendez with all in favor the financial report dated January 31, 2018 was accepted.
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**FOURTH ORDER OF BUSINESS**

**Engineer's Report**

- Mr. Alvarez indicated they are close to finalizing the negotiations with Downrite Engineering to sign the contract for the construction on NW 122 Avenue. They are placing language in the contract to ensure they will comply with the agreements between the CDD and Vulcan for the right-of-way and are contesting for some conditions for purchasing materials from them as they want to have some options with respect to purchasing the asphalt and the concrete and are making sure Downrite is okay with these conditions. Once all the permits are in hand, it will take 186 days to complete the job.
- The question was asked, when will all the permits be in hand? Mr. Harvey stated he needed to execute the Vulcan agreement so they will get the right-of-way deed from them. He is waiting to hear back from Mr. Alvarez to ensure there is no problem with the right to refusal language as that was the only sticking point. Before they finalize the agreement, he wants to ensure Downrite has given the thumbs up.
- Mr. Alvarez was asked where they stood with the implementation of the engineers' report for the new road system. Mr. Alvarez indicated they have done components, which included issues that had to do with maintenance. He provided the County with identification of all the areas which the CDD will be responsible for maintaining.
- Mr. Alvarez was asked if he had to revise the engineers' report for the capital projects. He stated that they can, as they now have a better definition of how

much money they are spending on 122<sup>nd</sup> Avenue and will know how much money is available for the expansion area. This is a component Mr. Alvarez is able to define, refine and provide a new engineers' report for.

- Mr. Cassel asked Mr. Pawelczyk if there was any special action needed since the territory has been expanded. Mr. Pawelczyk stated no action was required.
- Discussion ensued regarding the sign.

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

- There being none, the next agenda item followed.

**SIXTH ORDER OF BUSINESS**

**Public Comments**

- Mr. Harvey informed the Board the Interlocal Agreement was executed last week.
- He reviewed all the comments received and one of the changes the FDOT chose rather than entering into the tri-party agreement was to simply dedicate the remaining northern portion of 14<sup>th</sup> which they solely own. The one to the south both MDX and FDOT had an interest in. FDOT got out of the Interlocal Agreement and now it is just the CDD and MDX for the remainder of the properties across the lake.
- They have wrapped up all the pre-closing obligations and are out there doing all the infrastructure work and starting from the North working their way South. All the pre-digging, filling is complete and trash has been removed.
- Home Depot is pulling permits and they have signed off on their permits and signed on Sals permits for the anchors. They are working to complete this crossing and as it is a critical path to completing this process by February 14, 2019 as this is the conveyance date to give Home Depot complete access to the whole infrastructure.

On MOTION by Mr. Glazier seconded by Ms. Megrew with all in favor to accept the changes described by Mr. Harvey on the Interlocal agreement with MDX and removing FDOT was approved.

March 6, 2018

Beacon Lakes C.D.D.

**SEVENTH ORDER OF BUSINESS**

None.


**Supervisor Requests**

**EIGHTH ORDER OF BUSINESS**

There being no further business,

**Adjournment**

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

  
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Kenneth Cassel  
Secretary

  
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Chairperson/Vice Chairperson