

**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, May 3, 2016 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
Barbara Mantecon	Assistant Secretary
Leslie Menendez	Assistant Secretary
Denver Glazier	Assistant Secretary

Also present were:

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

**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 April 5, 2016 Meeting**

Mr. Cassel stated each Board member received a copy of the minutes of the April 5, 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 April 5, 2016 meeting were approved.
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**B. Distribution of the Proposed Fiscal Year 2017 Budget**

Mr. Cassel presented the fiscal year 2017 proposed budget. He reported confirmation or modifications have not been received from Ms. Cronin.

On MOTION by Mr. Gregory seconded by Mr. Glazier with all in favor the budget was accepted as presented subject to making any necessary changes from Ms. Cronin prior to sending to the County.

**C. Consideration of Resolution 2016-4 Approving the Budget and Setting the Public Hearing**

On MOTION by Mr. Gregory seconded by Ms. Mantecon with all in favor Resolution 2016-4 approving the budget for fiscal year 2017 and setting the public hearing on August 2, 2016 at 9:00 a.m. was adopted.

**D. Financials**

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

On MOTION by Mr. Glazier seconded by Mr. Gregory with all in favor the financials for the period ending March 31, 2016 were approved.

**THIRD ORDER OF BUSINESS**

**Engineer's Report**

There not being any, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

**A. Resolution 2016-5 Authorization to Expand Boundaries of the District**

Mr. Harvey commented on a request from AMB Codina Beacon Lakes, LLC that the landowner's parcel be annexed into the District. Resolution 2016-5 proposes to expand the District by approximately forty-five (45) acres as noted in Exhibit A.

Mr. Pawelczyk commented that the intent from the developer's standpoint is not to issue additional bonds to fund the infrastructure; but if they were to issue new bonds to fund the infrastructure that would be the only area assessed. It does allow to spread the O&M budget increase for maintenance and administrative costs throughout this new area.

Discussion ensued with regard to the expansion and its impact on the District.

On MOTION by Mr. Gregory seconded by Ms. Mantecon with all in favor Resolution 2016-5 authorizing District Counsel and District staff to file a petition with Miami-Dade County, Florida to expand the boundaries of the District; and provide an effective date was adopted.

**B. Legislation Update**

Mr. Pawelczyk reviewed the summary of recently approved legislation affecting CDDs; a copy of which is attached for the record.

**FIFTH ORDER OF BUSINESS**

**Public Comments**

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests**

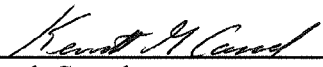
There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
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Kenneth Cassel  
Secretary

  
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Scott Gregory  
Vice Chairman