

**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 2, 2017 at 9:08 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
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**

There being no comments,

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

**THIRD ORDER OF BUSINESS**

**New Business**

There being no new business, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Manager's Report**

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

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

There not being any,

On MOTION by Mr. Glazier seconded by Ms. Menendez with all in favor the minutes of the March 7, 2017 meeting were approved.

**B. Distribution of the Proposed Fiscal Year 2018 Budget**

- The proposed Fiscal Year 2018 budget was reviewed.
- Mr. Harvey noted we will be doing infrastructure improvements throughout 2017 and most of 2018. Towards the end of this year, November through February is when we will begin to fund any O&M budgets.
- The County is very picky about slopes being very flat to make it easy for them to maintain. Since the CDD maintains these areas, the County does not care as much.
- Mr. Alvarez noted this maintenance agreement has been in place from the very beginning. He felt it is time to revisit this again to make certain we have the maintenance agreement for the right-of-way with the proper maps and covenants.
- Mr. Pawelczyk commented when you speak with the County, can we do an amended and restated covenant to maintain rights-of-way with a legal description with the park as expanded, and the whole CDD as expanded that lists all those areas and would replace any existing covenant.
- Mr. Harvey stated the reason we are expanding the CDD is to have the added benefit of the Master Storm Water System being maintained and the common areas looking uniform. He wants this to be a top priority.
- We need to research all maintenance agreements.

*Let the record reflect Mr. Gregory and Ms. Mantecon joined the meeting.*

- Some narrative changes need to be made on the budget.
- Mr. Cassel reviewed the budgeting process, noting the proposed budget will need to be approved today.

On MOTION by Mr. Gregory seconded by Ms. Mantecon with all in favor the proposed budget for Fiscal Year 2018 was approved.

**C. Consideration of Resolution 2017-04 Approving the Budget and Setting the Public Hearing**

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

On MOTION by Mr. Gregory seconded by Ms. Mantecon with all in favor Resolution 2017-04 approving the proposed budget for Fiscal Year 2018 and setting a public hearing for July 11, 2017 at 9:00 a.m. at 12400 N.W. 22nd Street, Miami, Florida was adopted.

**D. Financial Statements**

- The financial statements through March 31, 2017 were presented.

On MOTION by Mr. Glazier seconded by Ms. Mantecon with all in favor the financial statements through March 2017 were accepted.

**FIFTH ORDER OF BUSINESS**

**Engineer’s Report**

- Mr. Alvarez stated last week we did an estimate of how much additional funds we will need to complete improvements.
- He noted this entire park was built in 12 phases originally. All of which have been completed except for three. He described the three phases left.
- He estimates to complete Phase I, which includes 122<sup>nd</sup> Avenue, will cost about \$4.3 million including land acquisition. It will probably bid in the third quarter of this year.
- Mr. Harvey is working to finalize a licensing agreement with Florida Rock; safety requirements, permitting and right-of-way dedication.
- Turnberry is locked up. Next is getting through the County and environmental permitting with the Army Corps of Engineers and the District.

**SIXTH ORDER OF BUSINESS**

**Attorney’s Report**

**A. Easement Agreement – Topgolf**

**B. Easement Agreement – Mercantil Bank**

- Mr. Pawelczyk noted there are two Storm Water Drainage and Flowage Easements.

- One is where Topgolf is granting an easement to the CDD.
- The other is in virtually the same form where Mercantil CommerceBank is granting a storm water drainage easement to the District.
- Mr. Pawelczyk noted they are close to being in final form, but would like the Board to approve these in substantially final form so that once the exhibits are finalized; we will have them executed.

On MOTION by Mr. Gregory seconded by Mr. Glazier with all in favor authorization to execute and accept the Storm Water Drainage and Flowage Easements with Topgolf and Mercantil Commercebank was approved.

- Mr. Pawelczyk reminded the Supervisors they will be receiving their Form 1, which is due the beginning of July and should be filed with the Supervisor of Elections in the County in which you reside.

**SEVENTH ORDER OF BUSINESS**

**Public Comments**

There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

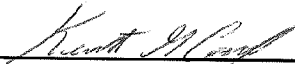
There not being any, the next item followed.

**NINTH 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.

  
\_\_\_\_\_  
Kenneth Cassel  
Secretary

  
\_\_\_\_\_  
Scott Gregory  
Chairperson