

**MEETING 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, June 6, 2017 at 9:08 a.m. at 12400 N.W. 22nd Street, Miami, Florida.

Present and constituting a quorum were:

Scott Gregory	Chairman
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

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. Mantecon seconded by Mr. Gregory 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 May 2, 2017 Meeting

Mr. Cassel stated each Board member received a copy of the minutes of the May 2, 2017 meeting and requested any additions, corrections or changes.

There not being any,

On MOTION by Mr. Mantecon seconded by Ms. Menendez with all in favor the minutes of the May 2, 2017 meeting were approved.

B. Discussion on Proposed Fiscal Year 2018 Budget

- The proposed Fiscal Year 2018 budget was discussed.
- The Board can still make changes to line items, but cannot increase assessments.
- Total funds projected for September 2018 is estimated at \$678,937.
- The Board briefly discussed investments.

C. Report on the Number of Registered Voters

- A report from the Miami-Dade County Supervisor of Elections indicates there were no registered voters residing within the District.

D. Financial Statements

- The financial statements through April 30, 2017 were presented.
- It was noted compared to last year we are a little behind on collections. At this time last year we had collected 100% of assessments. This year we are 98% collected.
- The Supervisors wanted to know who has not yet paid.

On MOTION by Mr. Glazier seconded by Ms. Mantecon with all in favor the financial statements through April 30, 2017 were accepted.

FIFTH ORDER OF BUSINESS

Action Item

A. Proposal for Additional Mitigation Services

- Mr. Cassel noted this item is in regards to a proposal from Kleinfelder regarding additional study for the mitigation area.
- Mr. Alvarez commented that the map included in the proposal shows all the conservation areas that have been released by the three permitting agencies involved: South Florida Water Management District (SFWMD), U.S. Army Corps of Engineers, and the Miami-Dade County Department of Environmental Resources Management (DERM). They have all released the areas shown on the map. There is no more need to continue monitoring those areas. However, the CDD has to continue normal maintenance.
- DERM and Corps of Engineers has not yet released the District from monitoring.
- Monitoring will have to be extended one more year which is the basis for this proposal.

- If the District accepts this proposal, the District Attorney will prepare an amendment so this becomes an additional Scope of Work to the existing agreement.
- The next inspection will be later this month. Hopefully, this agreement will be in place before they make that inspection.
- Mr. Pawelczyk noted he can prepare an amendment in a short period of time.
- The Board can authorize the District Manager to sign the Amendment. The cost would be \$7,500 per year.

On MOTION by Mr. Gregory seconded by Ms. Mantecon with all in favor to accept the proposal from Kleinfelder dated May 19, 2017 for additional mitigation services and authorize the execution of the appropriate amendment instrument to the existing Kleinfelder Agreement by the District Manager, Ken Cassel was approved.

SIXTH ORDER OF BUSINESS

Engineer's Report

- Mr. Alvarez presented a draft of Beacon Lakes Maintenance Responsibilities including diagrams of plats, mitigation areas; County right-of-ways, non-County right-of-ways, CDD pump stations, road landscaping and irrigation and storm water swales located within easements the CDD is responsible for.

SEVENTH ORDER OF BUSINESS

Attorney's Report

A. Discussion and Possible Action on the License Agreement with Vulcan Industries

- Mr. Pawelczyk noted Mr. Travis Harvey was working on the Vulcan License Agreement between the District and Florida Rock Industries.
 - The Agreement deals with the Northwest 122nd right-of-way. This License Agreement would allow the District to go on Florida Rock property to construct the right-of-way adjacent to their property. Once constructed, the right-of-way will be dedicated to Miami-Dade County.
 - The initial draft License Agreement included Prologis and the District. There are some developer obligations on the private property of Florida Rock including some fence and gate improvements, which are supposed to be made on the Florida Rock property.

- However, the CDD cannot fund those private improvements. The developer’s counsel is working on a second License Agreement between Prologis and Florida Rock, which will provide for those improvements. We are trying to keep them separate.
- Mr. Pawelczyk stated Mr. Harvey wanted to ensure the Agreement is approved in substantial final form subject to his review and legal review, allowing Mr. Pawelczyk to continue working on it. When in final form it will be presented to the Chairman.

On MOTION by Mr. Glazier seconded by Ms. Mantecon with all in favor the License Agreement with Florida Rock Industries and the District, in substantially final form, was approved.

- Mr. Pawelczyk noted when the Agreement is finalized, it will be brought back to the Board for any additional changes. It can be ratified at that time.
- He reported the storm water drainage and flowage easements with Mercantil CommercialBank and the one with Topgolf, approved at a prior meeting, have not yet been finalized, approved or signed. Mr. Harvey is following up on this.
- Mr. Pawelczyk asked whether the Supervisors submitted their Form 1.

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 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