

**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 February 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 (via phone)	District Manager
Michael Pawelczyk	District Counsel
George Miller	District Manager, Inframark
Travis Harvey	Prologis

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Miller attended in place of Mr. Cassel, called the meeting to order at 9:06 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 January 9, 2018 Meeting**

On MOTION by Ms. Mantecon seconded by Ms. Menendez with all in favor the minutes of the January 9, 2018 meeting were approved as presented.

**B. Acceptance of Financial Report dated December 31, 2017**

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

On MOTION by Mr. Glazier seconded by Ms. Megrew with all in favor the financial report dated December 31, 2017 was accepted.

**C. NW 122 Avenue – R/W Dedication to the County**

- This deals with the right-of-way that they acquired from Turnberry and are now turning it over to Miami-Dade County and this is authorizing the conveyance. A right-of-way deed was provided by Miami-Dade for signature.

On MOTION by Mr. Gregory seconded by Ms. Megrew with all in favor authorizing the execution of Right-of-Way Deed to Miami-Dade County conveying the small portion of the right-of-way received from Turnberry was approved.

**D. Service Agreement – Crossing Signal Maintenance and Inspection**

- Mr. Miller stated the CDD will be responsible for the maintenance and monthly inspection of the signal crossing for the railroad tracks.
- Ms. Megrew provided an updated version of the agreement which was sent to the vendor and is currently under review.
- Mr. Cassel stated a motion is needed to fund it from the fund balance for the remainder of the year since this was a non-budgeted item, which will be about \$12,400

On MOTION by Mr. Gregory seconded by Ms. Megrew with all in favor the agreement with CG Bridges Railroad Contractor and authorizing the funding of the agreement for the remainder of this fiscal year in the approximate amount of \$12,000 was approved.

- Ms. Megrew informed the Board she had to utilize another company to repair the gate because it was an emergency, but ended up getting someone who was out of town. She asked them if they would provide service, but since they are not local, are not able to provide this service but are able to do any kind of repairs because they were working in this area on repairs. For this company CG Bridges, they are

somewhat local, closer to Tampa and that is why it is a little higher in price but unfortunately that was the closest company she could find. They will provide monthly services just as they had received prior.

**FOURTH ORDER OF BUSINESS**

**Consideration of Interlocal Agreement between the Florida Department of Transportation, Beacon Lakes CDD and Miami-Dade Expressway Authority**

- Mr. Harvey shared with the Board he has a meeting this afternoon to review the comments which they provided to MDX. The agreement was presented to MDX’s committee and was approved by the Board with the leeway to make some adjustments to it which he believes will occur at this afternoons meeting. It will then be returned to the CDD for signature following the process they had originally set up with Mr. Glazier being the authorized Board member to execute the document.

On MOTION by Mr. Glazier seconded by Ms. Megrew with all in favor authorizing execution of the Interlocal Agreement between the Florida Department of Transportation, Beacon Lakes CDD and Miami-Dade Expressway Authority was approved.

**FIFTH ORDER OF BUSINESS**

**Engineer’s Report**

- There being none, the next agenda item followed.

**SIXTH ORDER OF BUSINESS**

**Attorney’s Report**

- Mr. Pawelczyk presented the easement which he has been working with Mr. Glazier on for the Lodunn storm water they discussed. This easement with the redline is in substantially final form. He does have a clean version, but he does not know if it is ready to be executed as yet.
- Any approval would be contingent to the District Engineer reviews. He does not know if it is ready to be executed but would like to have the authority to execute it when Mr. Glazier is ready for this to be done.

- To make it easier we can authorize Mr. Glazier to execute the document on behalf of the Board.
- This is not the agreement that gets the capacity, this is the easement that allows them to traverse to Lowes' lake and put in new outfall in the northeast corner of the lake. The capacity is not a CDD responsibility, but a Prologis responsibility.
- From the CDD prospective, this easement will allow them to have access to traverse the water and also the maintenance responsibility, that the CDD has on the rest of the storm water system.

On MOTION by Mr. Glazier seconded by Ms. Megrew with all in favor executing this easement agreement with F98-1LLC as the grantor and the CDD and AMB Cordina Beacon Lakes LLC and AMB Cordina Beacon Lakes LLC Series 2 in its final form subject to any minor changes was approved.

On MOTION by Ms. Mantecon seconded by Ms. Megrew with all in favor authorizing Mr. Denver Glazier to execute the easement agreement on behalf of the CDD was approved.

- Mr. Pawelczyk stated at the last meeting they talked about the 122 Avenue right-of-way construction project. Since the last meeting he has prepared a rough draft of the resolution and sent it to Mr. Alvarez, Mr. Harvey, and Mr. Cassel for review.
- This would be a resolution authorizing the execution of change orders in the field approved by certain individuals without having to come back to the Board right away so they do not have to wait for a meeting just in case a change order comes up. This document should be ready at the next meeting.
- The question arose about the status of the contractor selection. Mr. Harvey provided an update on the status of the permits.

**SEVENTH ORDER OF BUSINESS**

**Public Comments**

- There being none, the next agenda item followed.

**EIGHTH ORDER OF BUSINESS**

None.


**Supervisor Requests**

**NINTH ORDER OF BUSINESS**

There being no further business,

**Adjournment**

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

  
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Kenneth Cassel  
Secretary

  
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Chairperson/Vice Chairperson