

**MINUTES OF MEETING
MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Midtown Miami Community Development District held a Regular Meeting on July 9, 2019 at 3:00 p.m., at the offices of the CDD, Shops at Midtown Miami, 3401 N. Miami Avenue, 2nd floor parking garage, Suite 132, Miami, Florida 33127.

Present and constituting a quorum were:

Joseph Padula	Chair
Alberto Vadia	Vice Chair
Angelo Masarin	Assistant Secretary
Alex Miranda	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Lisa Dao	Wrathell, Hunt and Associates, LLC
Ginger Wald	District Counsel
Deborah Samuel	Operations Manager
Jaya Kader	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 3:08 p.m. Supervisors Padula, Vadia, Masarin and Miranda were present, in person. Supervisor Jorge was not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2018, Prepared by Berger, Toombs, Elam, Gaines & Frank

Ms. Cerbone presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2018, noting the information found on each page. There were no findings, recommendations for improvement, deficiencies, disagreements with Management or instances of noncompliance; it was a clean audit.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2019-05, Hereby Accepting the Audited Annual financial Report for the Fiscal Year Ended September 30, 2018

Ms. Cerbone presented Resolution 2019-05.

On MOTION by Mr. Padula and seconded by Mr. Vadia, with all in favor, Resolution 2019-05, Hereby Accepting the Audited Annual financial Report for the Fiscal Year Ended September 30, 2018, as Prepared by Berger, Toombs, Elam, Gaines & Frank, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date

Ms. Cerbone presented Resolution 2019-06 and called attention to Exhibit A; the meeting schedule. The meeting time would change from 3:00 p.m. to 2:00 p.m.

On MOTION by Mr. Padula and seconded by Mr. Masarin, with all in favor, Resolution 2019-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date, as amended, was adopted.

SIXTH ORDER OF BUSINESS

Discussion: Rules Regarding Use of District's Main Park

Ms. Cerbone presented a list of Main Park Rules and stated as a park progresses, most Districts typically adopt rules especially if it will be open to the public but before rules can be adopted, the Board must authorize District Staff to update, prepare, review and discuss the rules and regulations of the park. The adoption of Rule Making must be noticed and a public hearing would be scheduled so members of the public could provide feedback before the rules are adopted. Ms. Cerbone stated that the Main Park Rules were pulled from another residential District and would need to be modified to fit the District and suggested, after a review, the Board should direct District Staff to fine-tune and prepare them for the September meeting. Ms. Wald stated the reasons to have reasonable rules and regulations in place as to use are for safety and protection of property. Discussion ensued regarding the rules, the Children's Park, the Dog Park, park hours, service animals, enforcement of rules, Florida Statutes, City code violations, issuing trespass affidavits and advertising.

The following adjustments would be made to the park rules:

- The park will be named "M" Park
- Change Item 3a to read; "Only service animals will be allowed in the Children's park."
- Item 3j: Change "Motorized vehicles" to "scooters, bicycles or skateboards".
- Item 3k: "Crossing through the park in order to access private property is prohibited," would be deleted.
- Item 3m; Change "Exhibitions within the park are not permitted" to "No commercial activity will be permitted."
- Insert "All children must be supervised."
- Insert "No one over age 13 will be permitted on the equipment."

Ms. Cerbone stated District Staff would revise the park rules and bring it back before the Board at the September meeting.

Mr. Vadia exited the meeting.

On MOTION by Mr. Padula and seconded by Mr. Masarin, with all in favor, authorizing District Staff to revise and advertise the park rules, were approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2019

Ms. Cerbone presented the Unaudited Financial Statements as of May 31, 2019. The two small dollar amount "Finemark" line items on Page 1 would be added to the two large dollar amount items by the next meeting.

On MOTION by Mr. Padula and seconded by Mr. Masarin, with all in favor, the Unaudited Financial Statements as of May 31, 2019, were approved.

▪ **Item 6, Discussion resumed regarding District Park Rules**

Ms. Wald recommended adding "No roughhousing on the playground" and "No glass containers on the playground" onto the park rules list and summarized that Staff would finalize the Park Rules and advertise for the September meeting.

Mr. Vadia returned to the meeting.

EIGHTH ORDER OF BUSINESS

Approval of May 14, 2019 Regular Meeting Minutes

Ms. Cerbone presented the May 14, 2019 Regular Meeting Minutes.

On MOTION by Mr. Padula and seconded by Mr. Vadia, with all in favor, the May 14, 2019 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Operations Manager: *Deborah Samuel*

i. Monthly Report

Ms. Samuel presented the Operations Manager's Report and highlighted the following:

- City officials approved new protocols at Staff's request; Comcast and AT&T will no longer be allowed to have multiple projects at one time; repairs would be done one at a time and surety bonds would be secured from utility companies to guard against potential damages; a total of \$120,000 in bonds has been collected thus far.

- Digital directories would be installed; see Exhibit A.
- A Deco Bike Station would be installed on 34th Street adjacent to the Hyde Dog Park; the City has yet to approve on the project.
- Ms. Samuel updated the Board on the status of Capital Projects 2018/2019, the Park and Infrastructure Punchlist.

ii. **Parking Information**

- **Executive Summary**
- **Transient Parking Year Over Year Comparison**
- **Revenue By Lane Report**

iii. **Update: Enterprise Fund Major Projects**

These items were provided for informational purposes.

B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*

Ms. Wald reminded everyone that the Form 1 Statement of Financial Interest paperwork was due on July 1, could be completed online and fines would be issued in September.

C. District Engineer: *Alvarez Engineers, Inc.*

There being no report, the next item followed.

D. District Manager: *Wrathell, Hunt and Associates, LLC*

Ms. Cerbone provided the following update:

- Each year in April or May, CDDs receive funds related to the TIF through the CRA and interlocal agreements.
- Starting in 2017, the monies received in TIF exceeded the debt service payment by approximately \$300,000.
- In 2018 and 2019, there was a surplus from TIF.

Ms. Cerbone would meet with District Counsel and Mr. Szymoniwicz, who manages assessments, to review the interlocal agreement, determine what can be done with the surplus TIF and bring it back to the Board for discussion at the next meeting.

- **UPCOMING MEETINGS**

- **August 13, 2019 at 3:00 P.M.**

- **September 10, 2019 at 3:00 P.M.**

The next meetings will be held on August 13, 2019 at 3:00 p.m. and on September 10, 2019 at 3:00 p.m., wherein public hearings will be held to adopt the budget and the park rules.

TENTH ORDER OF BUSINESS

Audience	Comments/Supervisors'
Requests	

Ms. Jaya Kader, a resident, voiced her opinion that Midtown Miami is an amazing, growing community with tremendous potential and offered her services as an architect, and stated that she had been meaning to attend meetings sooner but was unable to until today. Ms. Cerbone stated that the meeting schedule is uploaded on the District’s website and recommended checking the website for the meeting times and cancellations. In response to Ms. Kader’s question, Ms. Wald stated that the Board does not have the ability to stop the trains from honking and advised Ms. Kader to contact her Congressperson.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned.

<p>On MOTION by Mr. Padula and seconded by Mr. Vadia, with all in favor, the meeting adjourned at 4:05 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair