



**AH AT TURNPIKE SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
SPECIAL BOARD MEETING  
JULY 18, 2017  
10:45 A.M.**

Special District Services, Inc.  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, FL 33193

[www.ahturnpikesouthcdd.org](http://www.ahturnpikesouthcdd.org)

786.347.2711 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**A.H. AT TURNPIKE SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Grove Professional Building, 1st Floor  
Suite 100 Meeting Room  
2950 SW 27th Avenue, Miami, Florida 33133  
**SPECIAL BOARD MEETING**  
July 18, 2017  
10:45 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Board Member Resignation.....Page 2
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
  - 1. May 23, 2017 Regular Board Meeting & Public Hearing Minutes.....Page 3
- H. Old Business
- I. New Business
  - 1. Engineering Status Report.....Page 7
- J. Administrative Business
  - 1. Financial Report.....Page 8
- K. Board Member/Staff Comments
- L. Adjourn

**NOTICE OF SPECIAL BOARD MEETING OF THE  
A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the A.H. at Turnpike South Community Development District (the "District") will hold a Special Board Meeting on July 18, 2017, at 10:45 a.m. in the Suite 100 Meeting Room of the Grove Professional Building, 1<sup>st</sup> Floor, 2950 SW 27<sup>th</sup> Avenue, Miami, Florida 33133.

The purpose of the Special Board Meeting is for the Board to address any business that may come before the Board. A copy of the agenda for this Special Board Meeting may be obtained from the District's website or by contacting the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meeting may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meeting.

If any person decides to appeal any decision made with respect to any matter considered at this Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT**

**[www.ahturnpikesouthcdd.org](http://www.ahturnpikesouthcdd.org)**

**PUBLISH: MIAMI DAILY BUSINESS REVIEW 07/10/17**

June 30, 2017

Board of Supervisors  
A.H. Turnpike South Community Development District  
c/o Special District Services, Inc.,  
8785 SW 165<sup>th</sup> Avenue  
Suite 200  
Miami, FL 33193

**RE: Resignation Letter**

Dear Board of Supervisors,

Please be advised that I, Amanda Romanelli, am resigning my position as Board Member and Officer holding Seat #4 of the **A.H. at Turnpike South Community Development District** Board of Supervisors effective as of June 30, 2017.

Sincerely,

A handwritten signature in blue ink that reads "Amanda Romanelli". The signature is written in a cursive, flowing style.

Amanda Romanelli

**A.H. AT TURNPIKE SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 23, 2017**

**A. CALL TO ORDER**

Mrs. Perez called the May 23, 2017, Regular Board Meeting of the A.H. at Turnpike South Community Development District to order at 10:30 a.m. in the Third Floor Conference Room of the Crexent Business Center located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on May 3, 2017, and May 10, 2017, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance: Chairman Jesus Adrian, Vice Chairperson Amanda Romanelli and Supervisors Ravi Latchman and Karl Albertson and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. Also in attendance was Logan Bell.

Also present was Logan Bell.

**D. SEAT NEW BOARD MEMBER**

Mrs. Perez welcomed the newly appointed Board Member, Supervisor Logan Bell, to Seat #2, who had been appointed during the March 21, 2017, meeting for a term that expires in November 2018.

**E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES**

Mrs. Perez, Notary Public in the State of Florida, administered the Oath of Office to Mr. Bell and he was given the standard New Board Member package, which outlines responsibilities and duties and contains all the appropriate forms to be completed and submitted. A Form 1-2016 was provided (due to the Supervisor of Elections' Office within 30 days), along with a copy of the Florida Commission on Ethics.

**F. ELECTION OF OFFICERS**

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles Neil Kalin, Armando Silva and herself regarding appointment to office; she stated nominations would be in order for Chairperson and Vice-Chair; the remaining three Supervisors will be Assistant Secretaries.

The following slate of officers was nominated:

- Chairperson – Jesus Adrian
- Vice Chairperson - Amanda Romanelli
- Assistant Secretary - Karl Albertson

- Assistant Secretary – Ravi Latchman
- Assistant Secretary – Logan Bell
- Secretary – Gloria Perez
- Assistant Secretary(s) - Neil Kalin and Armando Silva (District Managers for Special District Services, Inc., in Mrs. Perez's absence)

A **MOTION** was made by Supervisor Albertson, seconded by Supervisor Latchman and unanimously passed to approve and elect the above indicated slate of officers, as presented.

**G. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**I. APPROVAL OF MINUTES**

**1. March 21, 2017, Regular Board Meeting**

Mrs. Perez presented the minutes of the March 21, 2017, Regular Board Meeting and asked if there were any changes/corrections.

There being no changes/corrections, a **MOTION** was made by Vice Chairperson Romanelli, seconded by Supervisor Latchman and unanimously passed to approve the minutes of the March 21, 2017, Regular Board Meeting, as presented.

A brief discussion ensued, followed by the following:

A **MOTION** was made by Supervisor Albertson, seconded by Vice Chairperson Romanelli and unanimously passed authorizing District Officials to sign on behalf of the District for the Assignments of Water and Sewer pertaining to Phase Two.

**At 10:33 a.m., Mrs. Perez recessed the Regular Board Meeting and simultaneously called to order the Public Hearing.**

**J. PUBLIC HEARING**

**1. Proof of Publication**

Proof of publication was presented that notice of the Public Hearing had been published in the *Miami Daily Business Review* on May 3, 2017, and May 10, 2017, as legally required.

**2. Receive Public Comment on Fiscal Year 2017/2018 Final Budget**

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2017/2018 final budget and non-ad valorem special assessments. There being no comments on the fiscal year 2017/2018 budget and assessments, Mrs. Perez closed the public comment portion of the Public Hearing.

**At 10:35 a.m., with there being no further final budget and assessment business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.**

**3. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Final Budget**  
Mrs. Perez presented Resolution No. 2017-04, entitled:

**RESOLUTION NO. 2017-04**

**A RESOLUTION OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2017/2018 BUDGET.**

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2017/2018 final budget and the non-ad valorem special assessment tax roll.

A **MOTION** was made by Supervisor Latchman, seconded by Supervisor Albertson and unanimously passed to adopt Resolution No. 2017-04, approving the Fiscal Year 2017/2018 Final Budget, as presented and setting the fiscal year 2017/2018 final budget and non-ad valorem special assessment tax roll (Assessment Levy).

**K. OLD BUSINESS**

There were no Old Business items to come before the Board.

**L. NEW BUSINESS**

**1. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2017/2018 Regular Meeting Schedule**

Mrs. Perez presented Resolution No. 2017-05, entitled:

**RESOLUTION NO. 2017-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez read the title of the Resolution into the record and noted that meetings would remain at the same location of the Third Floor Conference Room of the Crexent Business Center located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014 with the start time of 10:30 a.m. on the following dates:

**October 24, 2017**  
**January 23, 2018**  
**March 27, 2018**  
**April 24, 2018**  
**May 22, 2018**  
**June 26, 2018**  
**August 28, 2018**  
**September 25, 2018**

A **MOTION** was made by Supervisor Albertson, seconded by Supervisor Latchman and unanimously passed to adopt Resolution No. 2017-05, approving the Regular Meeting Schedule for Fiscal Year 2017/2018 holding meetings in the Third Floor Conference Room of the Crexent Business Center located

at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014 with the start time of 10:30 a.m., and further authorizes the advertisement of same, as required by law.

**M. ADMINISTRATIVE MATTERS**

**1. Financial Report**

Mrs. Perez presented the Financial Reports through February 2017, and the Assessment Collections, which were provided in the meeting booklet. She indicated that the available funds as of February 28, 2017, were \$49,050.53.

**N. BOARD MEMBER/STAFF COMMENTS**

The Board requested the scheduling of a Special Meeting for July 18, 2017, at 11:00 a.m. in the current meeting location, thereby directing District management to advertise, as legally required. In addition, District Management was directed to request that the District Engineer provide a project progress status report by July 7, 2017, to be presented and reviewed at the July 18<sup>th</sup> 2017, Special Meeting, in addition to the attendance of the District Engineer at said meeting.

**O. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:45 a.m. on a **MOTION** made by Chairman Adrian seconded by Supervisor Amanda Romanelli. There were no objections.

**ATTESTED BY:**

\_\_\_\_\_  
**Secretary/Assistant Secretary**

\_\_\_\_\_  
**Chairperson/Vice-Chair**



# **ENGINEERING STATUS REPORT**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

A.H. At Turnpike South  
Community Development District

**Financial Report For  
June 2017**

**A. H. at Turnpike South Community Development District**  
**Budget vs. Actual**  
**October 2016 through June 2017**

	<u>Oct '16 - Jun 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
01-3300 · O&M Assessments	78,681.60	80,429.00	-1,747.40	97.83%
01-3810 · Debt Assessments (Series 2015)	338,042.48	347,952.00	-9,909.52	97.15%
01-3820 · Debt Assess-Pd To Trustee-2015	-324,417.10	-327,075.00	2,657.90	99.19%
01-3830 · Assessment Fees	-4,039.33	-8,568.00	4,528.67	47.14%
01-3831 · Assessment Discounts	-12,733.38	-17,135.00	4,401.62	74.31%
01-9410 · Interest Income (GF)	64.07	12.00	52.07	533.92%
<b>Total Income</b>	<u>75,598.34</u>	<u>75,615.00</u>	<u>-16.66</u>	<u>99.98%</u>
<b>Expense</b>				
01-1309 · Engineering Report	2,500.00	5,000.00	-2,500.00	50.0%
01-1311 · Management Fees	22,455.00	29,940.00	-7,485.00	75.0%
01-1315 · Legal Fees	8,694.50	12,000.00	-3,305.50	72.45%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	2,500.00	3,000.00	-500.00	83.33%
01-1330 · Arbitrage Rebate Fee	0.00	1,300.00	-1,300.00	0.0%
01-1450 · Insurance	5,457.00	5,800.00	-343.00	94.09%
01-1480 · Legal Advertisements	921.46	2,000.00	-1,078.54	46.07%
01-1512 · Miscellaneous	151.05	1,000.00	-848.95	15.11%
01-1513 · Postage and Delivery	229.73	700.00	-470.27	32.82%
01-1514 · Office Supplies	772.00	1,000.00	-228.00	77.2%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees	4,336.94	3,700.00	636.94	117.22%
01-1743 · Continuing Disclosure Fee	0.00	1,000.00	-1,000.00	0.0%
01-1750 · Website Management	1,125.00	1,500.00	-375.00	75.0%
<b>Total Expense</b>	<u>49,317.68</u>	<u>75,615.00</u>	<u>-26,297.32</u>	<u>65.22%</u>
<b>Net Income</b>	<u><u>26,280.66</u></u>	<u><u>0.00</u></u>	<u><u>26,280.66</u></u>	<u><u>100.0%</u></u>

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
JUNE 2017**

	Annual Budget 10/1/16 - 9/30/17	Actual Jun-17	Year To Date Actual 10/1/16 - 6/30/17
<b>REVENUES</b>			
O & M Assessments	80,429	0	78,682
Debt Assessments (2015)	347,952	0	338,042
Other Revenue	0	0	0
Interest Income	12	0	64
<b>Total Revenues</b>	<b>\$ 428,393</b>	<b>\$ -</b>	<b>\$ 416,788</b>
<b>EXPENDITURES</b>			
Supervisor Fees	0	0	0
Engineering/Inspections	5,000	0	2,500
Management	29,940	2,495	22,455
Legal	12,000	0	8,695
Assessment Roll	7,500	0	0
Audit Fees	3,000	0	2,500
Insurance	5,800	0	5,457
Legal Advertisements	2,000	0	921
Miscellaneous	1,000	28	151
Postage	700	8	230
Office Supplies	1,000	56	772
Dues & Subscriptions	175	0	175
Arbitrage Rebate Fee	1,300	0	0
Trustee Fee	3,700	0	4,337
Continuing Disclosure Fee	1,000	0	0
Website Management	1,500	125	1,125
<b>Total Expenditures</b>	<b>\$ 75,615</b>	<b>\$ 2,712</b>	<b>\$ 49,318</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 352,778</b>	<b>\$ (2,712)</b>	<b>\$ 367,470</b>
Bond Payments (2015)	(327,075)	0	(324,417)
<b>Balance</b>	<b>\$ 25,703</b>	<b>\$ (2,712)</b>	<b>\$ 43,053</b>
County Appraiser & Tax Collector Fee	(8,568)	0	(4,039)
Discounts For Early Payments	(17,135)	0	(12,733)
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (2,712)</b>	<b>\$ 26,281</b>

Bank Balance As Of 5/31/17	\$ 41,583.80
Funds Received: 6/1/17 - 6/30/17	\$ -
Disbursements: 6/1/17 - 6/30/17	\$ 4,909.42
Bank Balance As Of 6/30/17	\$ 36,674.38
Accounts Payable As Of 6/30/17	\$ 3,419.41
Accounts Receivable As Of 6/30/17	\$ -
Available Funds As Of 6/30/17	\$ 33,254.97

**A.H.TURNPIKE SO. CDD  
TAX COLLECTIONS  
2016-2017**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	O&M Assessment Income (Before Discounts & Fees)	Debt (Series 2015) Assessment Income (Before Discounts & Fees)	O&M Assessment Income (After Discounts & Fees)	Debt (Series 2015) Assessment Income (After Discounts & Fees)	Debt (Series 2015) Assessment Paid to Trustee
									\$ 428,381	\$ 80,429	\$ 347,952	\$ 80,429	\$ 347,952	
									\$ 402,678	\$ 75,603	\$ 327,075	\$ 75,603	\$ 327,075	\$ 327,075
1	974	Miami-Dade Tax Collector	11/25/16	NAV Taxes	\$ 5,385.33		\$ (51.70)	\$ (215.42)	\$ 5,118.21	\$ 601.71	\$ 4,783.62	\$ 571.81	\$ 4,546.40	\$ 4,546.40
2	172	Miami-Dade Tax Collector	12/08/16	NAV Taxes	\$ 26,926.65		\$ (258.49)	\$ (1,077.09)	\$ 25,591.07	\$ 3,008.55	\$ 23,918.10	\$ 2,859.27	\$ 22,731.80	\$ 22,731.80
3	184	Miami-Dade Tax Collector	12/19/16	NAV Taxes	\$ 1,795.11		\$ (17.24)	\$ (71.81)	\$ 1,706.06	\$ 200.57	\$ 1,594.54	\$ 190.61	\$ 1,515.45	\$ 1,515.45
4	378	Miami-Dade Tax Collector	01/11/17	NAV Taxes	\$ 378,968.61		\$ (3,676.00)	\$ (11,369.06)	\$ 363,923.55	\$ 74,411.47	\$ 304,557.14	\$ 71,457.30	\$ 292,466.25	\$ 292,466.25
5	977	Miami-Dade Tax Collector	01/27/17	Interest		\$ 31.32			\$ 31.32	\$ 31.32		\$ 31.32		\$ -
6	209	Miami-Dade Tax Collector	04/11/17	NAV Taxes	\$ 1,795.11		\$ (17.95)		\$ 1,777.16	\$ 200.57	\$ 1,594.54	\$ 198.56	\$ 1,578.60	\$ 1,578.60
7	876	Miami-Dade Tax Collector	04/26/17	Interest		\$ 26.84			\$ 26.84	\$ 26.84		\$ 26.84		\$ -
8	274	Miami-Dade Tax Collector	05/10/17	NAV Taxes	\$ 1,795.11		\$ (17.95)		\$ 1,777.16	\$ 200.57	\$ 1,594.54	\$ 198.56	\$ 1,578.60	\$ 1,578.60
9									\$ -					\$ -
10									\$ -					\$ -
11									\$ -					\$ -
12									\$ -					\$ -
13									\$ -					\$ -
14									\$ -					\$ -
15									\$ -					\$ -
16									\$ -					\$ -
17									\$ -					\$ -
18									\$ -					\$ -
19									\$ -					\$ -
20									\$ -					\$ -
					\$ 416,665.92	\$ 58.16	\$ (4,039.33)	\$ (12,733.38)	\$ 399,951.37	\$ 78,681.60	\$ 338,042.48	\$ 75,534.27	\$ 324,417.10	\$ 324,417.10

Total Assessment Roll = 432,821.91

Note: \$428,381, \$80,429, and \$347,952 are 2016/2017 Budgeted assessments before discounts and fees.

Note: \$402,678, \$75,603, and \$327,075 are 2016/2017 Budgeted assessments after discounts and fees.

\$ 416,665.92	
\$ 58.16	\$ 399,951.37
\$ (78,681.60)	\$ (75,534.27)
\$ -	\$ (324,417.10)
\$ (338,042.48)	\$ -
\$ -	\$ -