



**AH AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
AUGUST 28, 2018
10:30 A.M.**

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

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AGENDA
A.H. AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT
Crexent Business Center
Third Floor Conference Room
6625 Miami Lakes Drive
Miami Lakes, Florida 33014
REGULAR BOARD MEETING
August 28, 2018
10:30 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. July 16, 2018 Special Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Discussion Regarding Agreement Negotiations
 - 2. Consider Approval of Proposed Settlement Agreement in the case of DeFeo v. AH Turnpike Community Development District
- I. Administrative Business
 - 1. Financial Report.....Page 5
- J. Board Member/Staff Comments
- K. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

10/10/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
10 day of OCTOBER, A.D. 2017

Diana Herrera

(SEAL)

MARIA MESA personally known to me



**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the A.H. at Turnpike South Community Development District will hold Regular Meetings in the Third Floor Conference Room of the Crescent Business Center located at 6625 Miami Lakes Drive, 3rd Floor, Miami Lakes, Florida 33014, at 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**

The purpose of these meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings 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 prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings 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 particular meeting.

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

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
www.ahturnpikesouthcdd.org
10/10 17-64/0000264829M

**A.H. AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JULY 16, 2018**

A. CALL TO ORDER

Mrs. Perez called the July 16, 2018, Special Board Meeting of the A.H. at Turnpike South Community Development District to order at 10:42 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 Special Board Meeting had been published in the *Miami Daily Business Review* on July 3, 2018, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance: Chairman Karl Albertson, Vice Chairman Ravi Latchman and Supervisor Logan Bell and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Gloria Perez of Special District Services, Inc.; General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Ed Pino of American Services of Miami Corp.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

F. APPROVAL OF MINUTES

1. June 26, 2018, Public Hearing & Regular Board Meeting

Mrs. Perez presented the minutes of the June 26, 2018, Public Hearing & Regular Board Meeting and asked if there were any changes/corrections.

There being no changes/corrections, a MOTION was made Vice Chairman Latchman, seconded by Chairman Albertson and unanimously passed to approve the minutes of the June 26, 2018, Public Hearing Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Selection of Contractor for Phase Two Construction Project

Mr. Pino advised that he had opened the bids at approximately 10:40 a.m. on July 11, 2018, at which time there were no members of the public present. Mr. Pino confirmed having received qualified timely bid packages from the five contractors who had attended the mandatory meeting on June 27, 2018. He added that contractor questions submitted via email prior to the deadline were addressed by responding to all contractors within the same response email and that no changes had been made to the criteria. Mr. Pino noted that, as announced during the mandatory meeting, quotes exclude the sidewalks. He also indicated that the quotes were not based on final approved plans, as the plans are still in the permitting process and subject to change. Bids submitted were as follows:

V Engineering in the amount of	\$ 3,102,190
American in the amount of	\$ 3,237,376
Trans Florida in the amount of	\$ 3,530,700
Persant in the amount of	\$ 3,905,654
Florida Engineering in the amount of	\$ 4,652,654

Mr. Pino noted that the totals provided by all contractors were double checked and that the total provided by V Engineering did not add up correctly.

Mr. Pino gave the following rankings based on the following elements consisting of General Review, Price, Past Performance and Technical Merit:

<u>General Review</u>	<u>Price</u>	<u>Past Performance</u>	<u>Technical Merit</u>
1) Persant	V Engineering	Trans FL	Persant
2) Trans FL	American	Persant	Trans FL
3) FL Engineering	Trans FL	FL Engineering	FL Engineering
4) American	Persant	American	American
5) V Engineering	FL Engineering	V Engineering	V Engineering

Submitted bids were reviewed and discussed. It was noted that Persant had assisted V-Engineering with attaining the Water & Sewer Conveyance during the previous phase of this project.

Mr. Pino indicated that based on the criteria and evaluations, his recommendations and rankings were as follows:

- 1st Trans Florida Development Corp
- 2nd Persant Construction Co., Inc.
- 3rd American Pipe Line Construction LLC
- 4th Florida Engineering & Development Corp.
- 5th V Engineering & Consulting Corp.

A **MOTION** was made by Supervisor Bell, seconded by Vice Chairman Latchman and unanimously passed approving the above rankings, as presented by the District Engineer.

A brief discussion ensued after which Mr. Pino responded to questions from the Board.

A **MOTION** was made by Supervisor Bell, seconded by Chairman Albertson and unanimously passed awarding the contract for the A.H. at Turnpike South CDD, Phase Two Construction Project, as specified by the District Engineer and pursuant to the above approved ranking; and further authorizing the District Engineer, Staff and District Counsel to engage in an agreement pursuant to the approved ranking, beginning with Trans Florida Development Corp.

Mr. Pino will distribute the final rankings and notice of award.

I. ADMINISTRATIVE MATTERS

An update as to the permitting process was given. Mr. Pino noted that the plans had been approved by Miami-Dade County Water and Sewer. He added that Miami-Dade County was now requesting the installation of bike paths, which were not accounted for in the original design of the project. He indicated that he is disputing the addition of the bike path, as it is not favorable, in his opinion.

J. BOARD MEMBER/STAFF COMMENTS

Chairman Albertson noted the annexation process of the District, which consists of approximately 72 units, and District Counsel's preparation of the petition process. District Counsel will prepare the resolution and provide same to District management, which will be presented for consideration during the meeting scheduled for August 28, 2018.

K. ADJOURNMENT

There being no further business to come before the Board, the Special Board Meeting was adjourned at 11:36 a.m. on a **MOTION** made by Vice Chairman Latchman, seconded by Chairman Albertson and the **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

A.H. At Turnpike South
Community Development District

**Financial Report For
July 2018**

A. H. at Turnpike South Community Development District
Budget vs. Actual
October 2017 through July 2018

	<u>Oct '17 - Jul 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3300 · O&M Assessments	90,409.27	87,534.00	2,875.27	103.29%
01-3810 · Debt Assessments (Series 2015)	352,393.34	352,394.00	-0.66	100.0%
01-3811 · Debt Assessments (Series 2016)	287,017.20	287,017.00	0.20	100.0%
01-3820 · Debt Assess-Pd To Trustee-2015	-337,898.28	-331,250.00	-6,648.28	102.01%
01-3821 · Debt Assess-Pd To Trustee-2016	-272,781.20	-272,500.00	-281.20	100.1%
01-3830 · Assessment Fees	-7,037.68	-13,638.00	6,600.32	51.6%
01-3831 · Assessment Discounts	-25,651.66	-27,275.00	1,623.34	94.05%
01-9410 · Interest Income (GF)	123.44	60.00	63.44	205.73%
Total Income	<u>86,574.43</u>	<u>82,342.00</u>	<u>4,232.43</u>	<u>105.14%</u>
Expense				
01-1310 · Engineering	2,500.00	5,000.00	-2,500.00	50.0%
01-1311 · Management Fees	25,470.00	30,564.00	-5,094.00	83.33%
01-1315 · Legal Fees	10,841.61	14,000.00	-3,158.39	77.44%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	4,500.00	3,000.00	1,500.00	150.0%
01-1450 · Insurance	5,750.00	6,003.00	-253.00	95.79%
01-1480 · Legal Advertisements	924.44	1,500.00	-575.56	61.63%
01-1512 · Miscellaneous	347.58	1,000.00	-652.42	34.76%
01-1513 · Postage and Delivery	160.54	650.00	-489.46	24.7%
01-1514 · Office Supplies	498.75	950.00	-451.25	52.5%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees	8,045.69	8,500.00	-454.31	94.66%
01-1743 · Continuing Disclosure Fee	0.00	2,000.00	-2,000.00	0.0%
01-1750 · Website Management	1,250.00	1,500.00	-250.00	83.33%
Total Expense	<u>60,463.61</u>	<u>82,342.00</u>	<u>-21,878.39</u>	<u>73.43%</u>
Net Income	<u><u>26,110.82</u></u>	<u><u>0.00</u></u>	<u><u>26,110.82</u></u>	<u><u>100.0%</u></u>

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JULY 2018**

	Annual Budget 10/1/17 - 9/30/18	Actual Jul-18	Year To Date Actual 10/1/17 - 7/31/18
REVENUES			
O&M Assessments	87,534	155	90,409
Debt Assessments (2015)	352,394	0	352,394
Debt Assessments (2016)	287,017	0	287,017
Interest Income	60	0	123
Total Revenues	\$ 727,005	\$ 155	\$ 729,943
EXPENDITURES			
Supervisor Fees	0	0	0
Engineering/Inspections	5,000	0	2,500
Management	30,564	2,547	25,470
Legal	14,000	0	10,842
Assessment Roll	7,500	0	0
Audit Fees	3,000	0	4,500
Insurance	6,003	0	5,750
Legal Advertisements	1,500	87	924
Miscellaneous	1,000	36	347
Postage	650	22	160
Office Supplies	950	103	499
Dues & Subscriptions	175	0	175
Trustee Fees	8,500	0	8,046
Continuing Disclosure Fee	2,000	0	0
Website Management	1,500	125	1,250
Total Expenditures	\$ 82,342	\$ 2,920	\$ 60,463
EXCESS/ (SHORTFALL)	\$ 644,663	\$ (2,765)	\$ 669,480
Bond Payments (2015)	(331,250)	0	(337,898)
Bond Payments (2016)	(272,500)	0	(272,781)
Balance	\$ 40,913	\$ (2,765)	\$ 58,801
County Appraiser & Tax Collector Fee	(13,638)	0	(7,038)
Discounts For Early Payments	(27,275)	0	(25,652)
NET EXCESS/ (SHORTFALL)	\$ -	\$ (2,765)	\$ 26,111

Bank Balance As Of 6/30/18	\$ 107,458.97
Funds Received: 7/1/18 - 7/31/18	\$ 155.36
Disbursements: 7/1/18 - 7/31/18	\$ 19,297.93
Bank Balance As Of 7/31/18	\$ 88,316.40
Accounts Payable As Of 7/31/18	\$ 42,551.00
Accounts Receivable As Of 7/31/18	\$ -
Available Funds As Of 7/31/18	\$ 45,765.40

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2017-2018**

#	ID#	Payment From	DATE	FOR	Tax Collect Receipts Gross	Interest Received	Commission Paid	Discount	Net From Tax Collector	O & M Assessment Income (Before Discounts & Fees)	Maintenance Assessment Income (Before Discounts & Fees)	Series 2015 Debt Assessment Income (Before Discounts & Fees)	Series 2016 Debt Assessment Income (Before Discounts & Fees)	O & M Assessment Income (After Discounts & Fees)	Maintenance Assessment Income (After Discounts & Fees)	Series 2015 Debt Assessment Income (After Discounts & Fees)	Series 2016 Debt Assessment Income (After Discounts & Fees)	Series 2015 Debt Assessment Paid to Trustee	Series 2016 Debt Assessment Paid to Trustee
					\$726,945				\$726,945	\$87,534	\$0	\$352,394	\$287,017	\$87,534	\$0	\$352,394	\$287,017	\$331,250	\$272,500
					\$686,032				\$686,032	\$82,282	\$0	\$331,250	\$272,500	\$82,282	\$0	\$331,250	\$272,500	\$331,250	\$272,500
1	300	Miami-Dade Tax Collector	11/28/17	NAV Taxes	\$ 1,812.83		\$ (17.40)	\$ (72.51)	\$ 1,722.92	\$ 218.29		\$ 1,594.54		\$ 207.47		\$ 1,515.45		\$ 1,515.45	\$ -
2	424	Miami-Dade Tax Collector	12/08/17	NAV Taxes	\$ 9,064.15		\$ (87.02)	\$ (362.56)	\$ 8,614.57	\$ 1,091.45		\$ 7,972.70		\$ 1,037.32		\$ 7,577.25		\$ 7,577.25	\$ -
3	987	Miami-Dade Tax Collector	12/26/17	NAV Taxes	\$ 623,613.52		\$ (5,986.69)	\$ (24,944.67)	\$ 592,682.16	\$ 75,091.76		\$ 261,504.56	\$ 287,017.20	\$ 71,367.01		\$ 248,533.95	\$ 272,781.20	\$ 248,533.95	\$ 272,781.20
4	825	Miami-Dade Tax Collector	01/03/18	NAV Taxes	\$ 1,812.83		\$ (17.58)	\$ (54.38)	\$ 1,740.87	\$ 218.29		\$ 1,594.54		\$ 209.62		\$ 1,531.25		\$ 1,531.25	\$ -
5	537	Miami-Dade Tax Collector	01/10/18	NAV Taxes	\$ 3,625.66		\$ (35.17)	\$ (108.76)	\$ 3,481.73	\$ 436.58		\$ 3,189.08		\$ 419.23		\$ 3,062.50		\$ 3,062.50	\$ -
6	161	Miami-Dade Tax Collector	01/29/18	Interest		\$ 226.79			\$ 226.79	\$ 226.79				\$ 226.79				\$ -	\$ -
7	157	Miami-Dade Tax Collector	03/08/18	NAV Taxes	\$ 10,876.98		\$ (107.68)	\$ (108.78)	\$ 10,660.52	\$ 1,309.74		\$ 9,567.24		\$ 1,283.62		\$ 9,376.90		\$ 9,376.90	\$ -
8	416	Miami-Dade Tax Collector	04/10/18	NAV Taxes	\$ 14,502.64		\$ (145.03)		\$ 14,357.61	\$ 1,746.32		\$ 12,756.32		\$ 1,728.86		\$ 12,628.75		\$ 12,628.75	\$ -
9	139	Miami-Dade Tax Collector	04/26/18	Interest		\$ 18.30			\$ 18.30	\$ 18.30				\$ 18.30				\$ -	\$ -
10	711	Miami-Dade Tax Collector	05/11/18	NAV Taxes/Interest	\$ 3,625.66	\$ 108.77	\$ (37.34)		\$ 3,697.09	\$ 545.35		\$ 3,189.08		\$ 539.91		\$ 3,157.18		\$ 3,157.18	\$ -
11	356	Miami-Dade Tax Collector	06/08/18	NAV Taxes/Interest	\$ 16,315.47	\$ 489.44	\$ (168.05)		\$ 16,636.86	\$ 2,454.05		\$ 14,350.86		\$ 2,429.51		\$ 14,207.35		\$ 14,207.35	\$ -
12	795	Miami-Dade Tax Collector	06/22/18	NAV Taxes/Interest (TC)	\$ 41,695.09	\$ 1,876.32	\$ (435.72)		\$ 43,135.69	\$ 6,896.99		\$ 36,674.42		\$ 6,827.99		\$ 36,307.70		\$ 36,307.70	\$ -
13	412	Miami-Dade Tax Collector	07/31/18	Interest		\$ 155.36			\$ 155.36	\$ 155.36				\$ 155.36				\$ -	\$ -
14									\$ -									\$ -	\$ -
15									\$ -									\$ -	\$ -
16									\$ -									\$ -	\$ -
17									\$ -									\$ -	\$ -
18									\$ -									\$ -	\$ -
					\$726,944.83	\$ 2,874.98	\$ (7,037.68)	\$ (25,651.66)	\$ 697,130.47	\$ 90,409.27	\$ -	\$ 352,393.34	\$ 287,017.20	\$ 86,450.99	\$ -	\$ 337,898.28	\$ 272,781.20	\$ 337,898.28	\$ 272,781.20

Assessment Roll = 726,944.83

Note: \$726,945, \$87,534, \$352,394 and \$343,723 are 2017/2018 budgeted assessments before discounts and fees.
\$686,032, \$82,282, \$331,250, and \$383,500 are 2017/2018 budgeted assessments after discounts and fees.

\$ 726,944.83	
\$ 2,874.98	\$ 697,130.47
\$ (90,409.27)	\$ -
\$ -	\$ (86,450.99)
\$ (287,017.20)	\$ (337,898.28)
\$ (352,393.34)	\$ (272,781.20)
\$ -	\$ -