



**AH AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
JANUARY 23, 2018
10:30 A.M.**

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

www.ahturnpikesouthcdd.org

786.347.2711 Telephone
877.SDS.4922 Toll Free
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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
January 23, 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. October 24, 2017 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2018-01 – Electronic Approval Process and Authorized Signatories...Page 5
 - 2. Consider and Approve Audit Renewal Option.....Page 6
- I. Administrative Business
 - 1. Financial Report.....Page 7
- 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

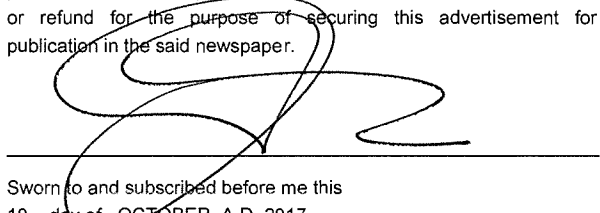
A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

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



(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
REGULAR BOARD MEETING
OCTOBER 24, 2017**

A. CALL TO ORDER

Mrs. Perez called the October 24, 2017, Regular Board Meeting of the A.H. at Turnpike South Community Development District to order at 10:35 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 October 10, 2017, as legally required.

ADMINISTER OATHS OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Mrs. Perez stated that she had received the original Oaths of Office from Michael Caputo and Joseph Guttuso and they were given the standard New Board Member package, which outlines the 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.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance: Vice Chairman Ravi Latchman and Supervisors Logan Bell, Michael Caputo and Joseph Guttuso 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.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no 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. July 18, 2017, Public Hearing & Special Board Meeting

Mrs. Perez presented the minutes of the July 18, 2017, Public Hearing & Special Board Meeting and asked if there were any changes/corrections.

There being no changes/corrections, a **MOTION** was made Vice Chairman Latchman, seconded by Supervisor Bell and unanimously passed to approve the minutes of the July 18, 2017, Public Hearing & Special Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2017-06 – Adopting a Fiscal Year 2016/2017 Amended Budget

Mrs. Perez presented Resolution No. 2017-06, entitled:

RESOLUTION NO. 2017-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as is done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2017. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Bell seconded by Vice Chairman Latchman and unanimously passed to adopt Resolution No. 2017-06, Adopting/Approving the Amended Fiscal Year 2016-2017 Budget, as presented.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Mrs. Perez presented the Financial Reports through September 2017, and the Assessment Collections, which were provided in the meeting booklet. She indicated that the available funds as of September 30, 2017, were \$22,150.92.

J. BOARD MEMBER/STAFF COMMENTS

Pursuant to discussion and the Boards direction at the previous meeting, District Counsel Wald provided clarification that the sidewalks were not part of the initial agreement with V-Engineering and as such, no further action would be required.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:40 a.m. on a **MOTION** made by Vice Chairman Latchman, seconded by Supervisor Bell and the **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The AH at Turnpike South Community Development District ("District") has established a District checking/operating account in order for the District to expend public funds of the District as authorized and required; and

WHEREAS, the Board of Supervisors (the "Board") of the District shall designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account;

WHEREAS, the Board of the District has selected Todd Wodraska, Jason Pierman, Patricia LasCasas, Lennart Lindahl, Gloria Perez and Karl Albertson to serve as the signatories, as required, on the District checking/operating account; and

WHEREAS, all resolutions or parts thereof of the District in conflict with the provisions contained herein are to the extent of any such conflict, hereby superseded and repealed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. Each expenditure from the checking/operating account will require a minimum of two (2) approvals and a designated member of the Board, by an electronic approval procedure, will have an opportunity to review the District's expenditure(s) prior to release of payment(s).

Section 3. When necessary to write checks, the signatures of two (2) of the designated signatories named herein will be required on all District checks tendered from the District checking/operating account, as approved.

PASSED, ADOPTED and becomes EFFECTIVE this 23rd day of January, 2018.

ATTEST:

**AH AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

January 23, 2018

RE: A.H. At Turnpike South Community Development District Auditor Renewal

At the October 1, 2014 A.H. At Turnpike South Community Development District Board Of Supervisors meeting, the firm of Carr, Riggs & Ingram was selected to perform the 9-30-2014, 9-30-2015 and 9-30-2016 year end audits of the District with an option to perform the 9-30-2017 and 9-30-2018 audits.

The fees for the 9-30-2014 audit were \$3,000. The fees for the 9-30-2015 audit were \$3,000. And the fees for the 9-30-2016 audit were \$4,500. The original proposal from Carr, Riggs & Ingram was based on no bonds having been issued for the District. The terms of the proposal were that Carr, Riggs & Ingram could increase their fees if bonds were issued by as much as \$3,000. For the 2016, due to two bonds having been issued, the fees were increased by \$1,500. The proposed fees for the Fiscal Year 9-30-2017 audit and the 9-30-2018 audit is \$4,500.

Carr, Riggs & Ingram has been the district auditor for the past three years. Management is pleased with the professionalism and the competence of the Carr, Riggs & Ingram partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2017 and 9-30-2018 audits for Carr, Riggs & Ingram.

Special District Services, Inc.

A.H. At Turnpike South
Community Development District

**Financial Report For
December 2017**

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

	<u>Oct - Dec 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3300 · O&M Assessments	76,401.50	87,534.00	-11,132.50	87.28%
01-3810 · Debt Assessments (Series 2015)	271,071.80	352,394.00	-81,322.20	76.92%
01-3811 · Debt Assessments (Series 2016)	287,017.20	287,017.00	0.20	100.0%
01-3820 · Debt Assess-Pd To Trustee-2015	-257,626.65	-331,250.00	73,623.35	77.77%
01-3821 · Debt Assess-Pd To Trustee-2016	-272,781.20	-272,500.00	-281.20	100.1%
01-3830 · Assessment Fees	-6,091.11	-13,638.00	7,546.89	44.66%
01-3831 · Assessment Discounts	-25,379.74	-27,275.00	1,895.26	93.05%
01-9410 · Interest Income (GF)	4.41	60.00	-55.59	7.35%
Total Income	<u>72,616.21</u>	<u>82,342.00</u>	<u>-9,725.79</u>	<u>88.19%</u>
Expense				
01-1310 · Engineering	0.00	5,000.00	-5,000.00	0.0%
01-1311 · Management Fees	7,641.00	30,564.00	-22,923.00	25.0%
01-1315 · Legal Fees	1,381.10	14,000.00	-12,618.90	9.87%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	0.00	3,000.00	-3,000.00	0.0%
01-1450 · Insurance	5,750.00	6,003.00	-253.00	95.79%
01-1480 · Legal Advertisements	107.88	1,500.00	-1,392.12	7.19%
01-1512 · Miscellaneous	20.87	1,000.00	-979.13	2.09%
01-1513 · Postage and Delivery	6.88	650.00	-643.12	1.06%
01-1514 · Office Supplies	62.80	950.00	-887.20	6.61%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees	3,708.75	8,500.00	-4,791.25	43.63%
01-1743 · Continuing Disclosure Fee	0.00	2,000.00	-2,000.00	0.0%
01-1750 · Website Management	375.00	1,500.00	-1,125.00	25.0%
Total Expense	<u>19,229.28</u>	<u>82,342.00</u>	<u>-63,112.72</u>	<u>23.35%</u>
Net Income	<u>53,386.93</u>	<u>0.00</u>	<u>53,386.93</u>	<u>100.0%</u>

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

	Annual Budget 10/1/17 - 9/30/18	Actual Dec-17	Year To Date Actual 10/1/17 - 12/31/17
REVENUES			
O&M Assessments	87,534	76,183	76,402
Debt Assessments (2015)	352,394	269,477	271,072
Debt Assessments (2016)	287,017	287,017	287,017
Interest Income	60	0	4
Total Revenues	\$ 727,005	\$ 632,678	\$ 634,495
EXPENDITURES			
Supervisor Fees	0	0	0
Engineering/Inspections	5,000	0	0
Management	30,564	2,547	7,641
Legal	14,000	0	1,381
Assessment Roll	7,500	0	0
Audit Fees	3,000	0	0
Insurance	6,003	0	5,750
Legal Advertisements	1,500	0	108
Miscellaneous	1,000	0	21
Postage	650	1	7
Office Supplies	950	9	63
Dues & Subscriptions	175	0	175
Arbitrage Rebate Fee	0	0	0
Trustee Fees	8,500	3,709	3,709
Continuing Disclosure Fee	2,000	0	0
Website Management	1,500	125	375
Total Expenditures	\$ 82,342	\$ 6,391	\$ 19,229
EXCESS/ (SHORTFALL)	\$ 644,663	\$ 626,287	\$ 615,266
Bond Payments (2015)	(331,250)	(256,111)	(257,627)
Bond Payments (2016)	(272,500)	(272,781)	(272,781)
Balance	\$ 40,913	\$ 97,394	\$ 84,858
County Appraiser & Tax Collector Fee	(13,638)	(6,074)	(6,091)
Discounts For Early Payments	(27,275)	(25,307)	(25,380)
NET EXCESS/ (SHORTFALL)	\$ -	\$ 66,013	\$ 53,387

Bank Balance As Of 11/30/17	\$ 14,699.13
Funds Received: 12/1/17 - 12/31/17	\$ 601,296.73
Disbursements: 12/1/17 - 12/31/17	\$ 3,655.38
Bank Balance As Of 12/31/17	\$ 612,340.48
Accounts Payable As Of 12/31/17	\$ 539,298.97
Accounts Receivable As Of 12/31/17	\$ -
Available Funds As Of 12/31/17	\$ 73,041.51

**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	\$87,534	\$0	\$352,394	\$287,017	\$87,534	\$0	\$352,394	\$287,017	\$331,250	\$272,500
									\$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	\$ -
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					\$639,928.99	\$ -	\$ (6,143.86)	\$ (25,542.88)	\$ 608,242.25	\$ 77,056.37	\$ -	\$ 275,855.42	\$ 287,017.20	\$ 73,240.65	\$ -	\$ 262,220.40	\$ 272,781.20	\$ 262,220.40	\$ 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.

\$ 639,928.99	
\$ -	\$ 608,242.25
\$ (77,056.37)	\$ -
\$ -	\$ (73,240.65)
\$ (287,017.20)	\$ (262,220.40)
\$ (275,855.42)	\$ (272,781.20)
\$ -	\$ -