



**AH AT TURNPIKE SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 27, 2018  
10:30 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**  
Crexent Business Center  
Third Floor Conference Room  
6625 Miami Lakes Drive  
Miami Lakes, Florida 33014  
**REGULAR BOARD MEETING**  
March 27, 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. January 23, 2018 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
  - 1. Accept and Receive the AH at Turnpike South 2<sup>nd</sup> Addition, ID #22801, Recorded Amended Agreement for Water and Sanitary Sewer Facilities between Miami-Dade County and D.R. Horton, Inc.....Page 5
  - 2. Discussion Regarding the Special Conditions to Services Section of the Amended Agreement for Water and Sanitary Sewer Facilities between Miami-Dade County and D.R. Horton, Inc. Engineers Summary and Recommendations
  - 3. Consider Acceptance of AH at Turnpike South, Phase 2 District Construction Contract Documents and Authorization to Advertise for Competitive Bid Process.....Page 15
  - 4. Reminder – Statement of Financial Interests Reporting - 2017 Form 1
- I. Administrative Business
- 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

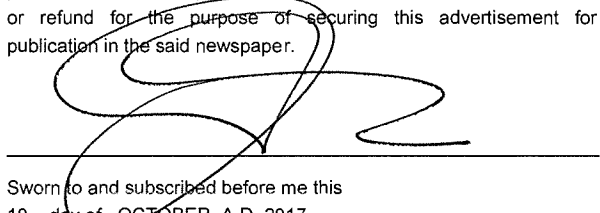
A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

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  
JANUARY 23, 2018**

**A. CALL TO ORDER**

Mrs. Perez called the January 23, 2018, Regular Board Meeting of the A.H. at Turnpike South Community Development District to order at 10:45 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.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance: Chairman Karl Albertson and Supervisors Logan Bell and Michael Caputo 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 Vanessa Steinerts 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. October 24, 2017, Regular Board Meeting**

Mrs. Perez presented the minutes of the October 24, 2017, Regular Board Meeting and asked if there were any changes/corrections.

There being no changes/corrections, a **MOTION** was made Supervisor Caputo, seconded by Chairman Albertson and unanimously passed to approve the minutes of the October 24, 2017, Regular 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. 2018-01 – Electronic Approval Process and Authorized Signatories**

Mrs. Perez presented Resolution No. 2018-01, entitled:

**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.**

Mrs. Perez read the title of the resolution into the record and provided an explanation for the document. She further stated that this action was necessary to include Karl Albertson and to designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account. A discussion ensued after which;

A **MOTION** was made by Supervisor Bell, seconded by Chairman Albertson and unanimously passed to approve and adopt Resolution No. 2018-01, as presented, designating Todd Wodraska, Jason Pierman, Patricia LasCasas, Lennart Lindahl, Gloria Perez and Karl Albertson as authorized signatories on the established operating account and authorizing the electronic approval process.

**2. Consider Approval of Audit Renewal Option**

Mrs. Perez reminded the Board that they had selected at the October 1, 2014, Board meeting the firm of Carr, Riggs & Ingram to perform the September 30, 2014, the September 30, 2015, the September 30, 2016, year-end audits with an option to perform the September 30, 2017, and the September 30, 2018, audits.

The fee for the September 30, 2014, audit was \$3,000; the fee for the September 30, 2015, audit was \$3,000; and the fee for the September 30, 2016, audit was \$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 years September 30, 2017, and the September 30, 2018, audits are \$4,500 each.

Carr, Riggs & Ingram has been the District auditor for the past three years and management is pleased with the professionalism and competence of the their partners and staff; therefore management recommends that the Board approve the renewal option for the fiscal year ended September 30, 2017, and September 30, 2018, audits with Carr, Riggs & Ingram.

After which a discussion ensued;

A **MOTION** was made by Supervisor Caputo, seconded by Chairman Albertson and unanimously passed approving the 2-year audit renewal option with Carr, Riggs & Ingram for the fiscal years ending September 30, 2017, and September 30, 2018; and also approves the proposed fees for the September 30, 2017, audit in the amount of \$4,500, which is the budgeted amount for fiscal year 2017/2018 and the proposed fee for the September 30, 2018, audit which is also \$4,500.

**I. ADMINISTRATIVE MATTERS**

**1. Financial Report**

Mrs. Perez presented the Financial Reports through December 2017, and the Assessment Collections, which were provided in the meeting booklet. She indicated that the available funds as of December 31, 2017, were \$73,041.51.

**J. BOARD MEMBER/STAFF COMMENTS**

The next meeting scheduled for March 27, 2018, will be cancelled. The Board will meet again on April 24, 2018, at which time the Proposed Budget will be presented.

**K. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:55 a.m. on a **MOTION** made by Supervisor Bell, seconded by Chairman Albertson and the **MOTION** carried unanimously.

**ATTESTED BY:**

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

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

AH AT TURNPIKE SECOND ADDITION, ID# 22108

**ADDENDUM NUMBER ONE**  
**TO**  
**AGREEMENT**  
**FOR**  
**WATER AND SANITARY SEWER FACILITIES**  
**BETWEEN**  
**MIAMI-DADE COUNTY**  
**AND**  
**D.R. HORTON, INC.**

This instrument prepared by:

Douglas Pile, Esq.  
New Business Section  
Miami-Dade Water and Sewer Department  
3575 S. LeJeune Road  
Miami, Florida 33146-2221

7  
# 61.00



AH AT TURNPIKE SECOND ADDITION, ID# 22108

THIS ADDENDUM, made and entered into this 2 day of February, 2018, by and between **Miami-Dade County**, a political subdivision of the State of Florida, hereinafter designated as the "**COUNTY**", and, **D.R. HORTON, INC.** a Delaware corporation, hereinafter designated as the "**DEVELOPER**"; whose mailing address is: 301 Commerce Street, Suite 500, Fort Worth, Texas 76102.

**W I T N E S S E T H**

**WHEREAS**, the **COUNTY** and **Adrian Developers of dele Fuente Parcel, LLC**, a Florida limited liability company, entered into an **Agreement for Water and Sanitary Sewer Facilities** for "**AH at Turnpike Second Addition**", ID# 22108" dated **May 1, 2015**, recorded in Official Records Book **29608** at Page **890** of the Public Records of Miami-Dade County, Florida, hereinafter referred to as "**The Agreement**", and

**WHEREAS**, the **Agreement** was assigned to **D.R. Horton, Inc.**, a Delaware corporation, (hereinafter the "**Developer**") by an Assignment dated **August 11, 2017**, and recorded in Official Records Book **30656**, at Page **4802**, of the Public Records of Miami-Dade County, Florida, ("**the Assignment**").

**WHEREAS**, the **DEVELOPER** desires to make certain modifications to **The Agreement**, and

**WHEREAS**, the **DEVELOPER** desires to adjust sewer service requirements to connect to the existing Pump Station 1018 basin in lieu of constructing a new public pump station; and

**WHEREAS**, the **COUNTY** conducted a hydraulic modeling flow analysis of PS 1018 to evaluate flow contribution that will be added by allowing the **DEVELOPER** to connect to PS 1018 basin as well as the total anticipated flow of future community developments within the PS 1018 basin; and

**WHEREAS**, based on the flow analysis, the **COUNTY** determined that PS 1018 needs an upgrade in capacity to handle the **DEVELOPER's** flow contribution; and

**WHEREAS**, the **DEVELOPER** is willing to pay a contribution for the future upgrade of PS 1018, which amount represents twelve percent (12%) of the flow contribution to the total anticipated flow within the PS 1018 basin, and

**WHEREAS**, the **COUNTY** is willing to enter into this **Addendum One** provided that the **DEVELOPER** abides by any policies or standards of the **COUNTY** which have been revised since the date of **The Agreement**, and



**AH AT TURNPIKE SECOND ADDITION, ID# 22108**

**WHEREAS**, the **DEVELOPER** is willing to abide by such policies or standards as specified in this **Addendum One**;

**NOW, THEREFORE**, in consideration of the mutual covenants entered into between the parties hereto to be made and performed, and in consideration of the benefits to accrue to each of the parties hereto, it is covenanted and agreed to as follows:

1. Paragraph **6** of **The Agreement** is hereby replaced with the following:

**POINTS OF CONNECTION.** The **DEPARTMENT** shall provide points of connection to the **DEVELOPER** based on the project as specified in the Agreement. The **DEVELOPER** shall provide plans for the **DEPARTMENT'S** review based on the points of connection. Points of connection shall not be changed without prior approval by the **DEPARTMENT**.

2. Paragraph **18** of **The Agreement** is hereby deleted.
3. Paragraph **22** of **The Agreement** is hereby deleted.
4. Paragraph **25** of **The Agreement** is hereby replaced with the following:

**WARRANTY AND MAINTENANCE BOND.** The **DEVELOPER** warrants that the water and sewer facilities to be owned by the **COUNTY** shall be free from defects in materials and workmanship for a period of one (1) year from final acceptance by the **COUNTY**. Simultaneously with the conveyance of the water and/or sewer facilities, the **DEVELOPER** shall deliver to the **COUNTY** an executed maintenance bond or alternate security deposit acceptable to the **DEPARTMENT**, which guarantees the warranty. If it becomes necessary to repair and/or replace any of the facilities during the initial one (1) year period, then the warranty as to those items repaired and/or replaced shall continue to remain in effect for an additional period of one (1) year from the date of final acceptance by the **COUNTY** of those repairs and/or replacement. The bond shall be in the amount equal to the sum of those portions of the actual cost of construction of said facilities as follows:

<u>Types of Facilities</u>	<u>Percentage of Actual Construction Cost</u>
Water mains and Sewer force mains	25
Gravity sewers	50

The bonds shall have as the surety thereon only such surety company as is acceptable to the **COUNTY** and which is authorized to write bonds of such character and amount under the laws of the State of Florida. A surety company must have a **Best's Key Rating Guide**

**AH AT TURNPIKE SECOND ADDITION, ID# 22108**

**General Policyholder's Rating of "A" or better and a Financial Category of Class "V" or better or be acceptable to the COUNTY.** The attorney-in-fact or other officer who signs a bond must file with such bonds a certified copy of his power-of-attorney authorizing him to do so. The Maintenance Bond may be written with the **DEVELOPER'S** contractor as "Principal" and the **DEVELOPER** and the **COUNTY** as "Co-obligees" or the **COUNTY** as sole "Obligee". In the alternative, the **DEVELOPER** may be named as "Principal" and the **COUNTY** as "Obligee". The Maintenance Bond shall remain in force for one (1) year following the date of final acceptance by the **COUNTY** of the work done pursuant to this Agreement to protect the **COUNTY** against losses resulting from any and all defects in materials or improper performance of work. If there is no building construction underway within the **DEVELOPER'S** property at the time of conveyance, the **COUNTY** shall have the right to require that the term of the Maintenance Bond be extended for a period not to exceed an additional two (2) years. Upon demand by the **COUNTY**, the **DEVELOPER** shall cause to be corrected all such defects which are discovered within the warranty period or periods as set forth above, failing which the **COUNTY** shall make such repairs and/or replacements of defective work and/or materials and the **DEVELOPER** and/or its Surety shall be liable to the **COUNTY** for all costs arising therefrom. The **DEVELOPER** also warrants that it shall be solely responsible for the repair of any damages to said facilities caused by persons in its employment.

5. Paragraph 40 of **The Agreement** is hereby added, as follows:

**SPECIAL CONDITION TO SERVICE.** The **DEVELOPER** shall pay to the **DEPARTMENT** one hundred eighty-six thousand four hundred thirty-nine dollars and fifty-eight cents (\$186,439.58) towards upgrading PS 1018, which represents the prorated amount for the twelve percent (12%) flow contribution of this project to the total anticipated flow within the basin as determined by the hydraulic modeling flow analysis of PS 1018. The **DEPARTMENT'S** total cost for upgrading PS 1018, is one million five hundred thirty-seven thousand eight hundred seventy-seven dollars (\$1,537,877.00). The **DEVELOPER** shall pay to the **DEPARTMENT** one hundred eighty-six thousand four hundred thirty-nine dollars and fifty-eight cents (\$186,439.58) towards upgrading PS 1018 at the time of final plans approval release. The **DEPARTMENT** shall not, under any circumstances, issuance Verifications Form(s) or render water and/or sewer service to the **DEVELOPER'S** property until such time as the fees and/or charges specified herein have been paid in full.

All terms and conditions of **The Agreement** not specifically modified by this **Addendum One** shall remain in full force and effect.



AH AT TURNPIKE SECOND ADDITION, ID# 22108

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their respective officials as of the day and year above written.

WITNESSETH:

MIAMI-DADE COUNTY

*Carolina Fiebus*  
signature

By: *Nora Palou*

*Carolina Fiebus*  
print name

**Nora Palou,  
New Business Contracting Officer  
For: Lester Sola, Director  
Miami-Dade Water and Sewer  
Department**

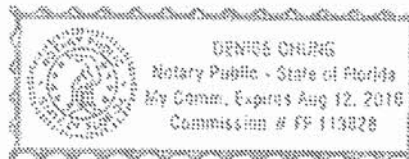
*JLH*  
signature

*Jose Hilario*  
print name

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 2 day of February, 2018, by **Nora Palou, New Business Contracting Officer**, for **Lester Sola, Director**, of the Miami-Dade Water and Sewer Department, who is personally known to me and did not take an oath.

*[Signature]*  
Notary Public



AH AT TURNPIKE SECOND ADDITION, ID# 22108

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their respective officials as of the day and year above written.

WITNESSETH:

MIAMI-DADE COUNTY

Carolina Ribeiro  
signature

By:

Nora Palou

Nora Palou,  
New Business Contracting Officer  
For: Lester Sola, Director  
Miami-Dade Water and Sewer  
Department

Carolina Ribeiro  
print name

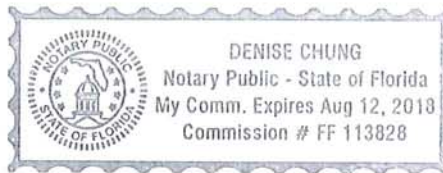
JHS  
signature

Jose Hilarion  
print name

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 2 day of February, 2018, by **Nora Palou, New Business Contracting Officer**, for **Lester Sola, Director**, of the Miami-Dade Water and Sewer Department, who is personally known to me and did not take an oath.

[Signature]  
Notary Public



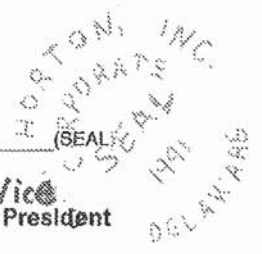
AH AT TURNPIKE SECOND ADDITION, ID# 22108

ATTEST:

D.R. HORTON, INC.,  
A DELAWARE CORPORATION

By: [Signature] (SEAL)  
Karl Albertson, Assistant Secretary  
print name

By: [Signature] (SEAL)  
Rafael J. Roca, Vice President  
print name

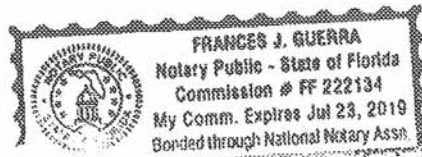


STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2017, by Rafael J. Roca, as Vice President, and Karl Albertson, as Assistant Secretary, of D.R. HORTON, INC., a Delaware corporation, on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ as identification and did/did not take an oath.

[Signature]  
Notary Public  
[Signature]  
print name

FF 222134  
Serial Number



Approved for Legal Sufficiency:

Sandra Esquivel Davis 2/11/18  
Assistant County Attorney



ATTEST:

D.R. HORTON, INC.,  
A DELAWARE CORPORATION

By: [Signature] (SEAL) By: [Signature] (SEAL)  
Karl Albertson, Assistant Secretary, Rafael J. Roca, Vice President  
 print name print name

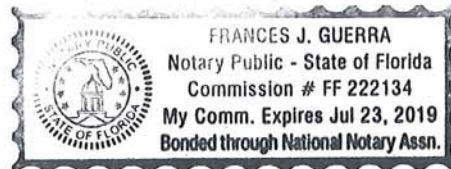
STATE OF Florida  
COUNTY OF Broward

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[Signature]  
Notary Public

FF 222134  
Serial Number

Frances J. Guerra  
print name



Approved for Legal Sufficiency:

SARA ESPINOSA DAVIS 21118  
Assistant County Attorney

AH AT TURNPIKE SECOND ADDITION, ID# 22108

JOINER AND CONSENT

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, as a local unit of special purpose government organized under and pursuant to Ch. 190, Fla. Stat., hereby joins and consents to this Addendum One to ID# 22108 for "AH at Turnpike Second Addition" and to any conveyance requirements that are imposed through the Agreement and Addendum One by D.R. HORTON, INC., the Owner of the Property legally described in Exhibit A of the Agreement.

WITNESSETH:

A.H. AT TURNPIKE SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT, a local unit of special  
purpose government organized under  
and pursuant to Ch. 190, Fla. Stat.

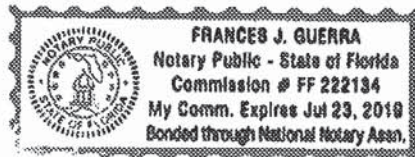
*Jennifer P. Keay*  
signature  
Jennifer P. Keay  
print name  
*Sean O'Keefe*  
signature  
SEAN O'KEEFE  
print name

By: *Karl Albertson*  
signature  
Karl Albertson  
print name

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2017, by Karl Albertson, as Assistant Secretary, of A.H. At Turnpike South Community Development District, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, on behalf of the district, who is personally known to me or has/has not/ produced \_\_\_\_\_ as identification and did/did not take an oath.

*Frances J. Guerra*  
Notary Public  
Frances J. Guerra  
print name



FF 222134  
Serial Number  
Approved for Legal Sufficiency:

- 7 - SARA ELVIRA DASSO 211118  
Assistant County Attorney



JOINDER AND CONSENT

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, as a local unit of special purpose government organized under and pursuant to Ch. 190, Fla. Stat., hereby joins and consents to this Addendum One to ID# 22108 for "AH at Turnpike Second Addition" and to any conveyance requirements that are imposed through the Agreement and Addendum One by D.R. HORTON, INC., the Owner of the Property legally described in Exhibit A of the Agreement.

WITNESSETH:

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized under and pursuant to Ch. 190, Fla. Stat.

[Signature]  
signature  
Jennifer P. Ray  
print name  
[Signature]  
signature  
SEAN O'KEEFE  
print name

By : [Signature]  
signature  
Karl Albertson  
print name

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2017, by Karl Albertson, as Assistant Secretary, of A.H. At Turnpike South Community Development District, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, on behalf of the district, who is personally known to me or has/has not/ produced \_\_\_\_\_ as identification and did/did not take an oath.

[Signature]  
Notary Public  
Frances J. Guerra  
print name



FF 222134  
Serial Number

Approved for Legal Sufficiency:

Sarah Egan Davis 21118

**CONSIDER ACCEPTANCE OF AH  
AT TURNPIKE SOUTH, PHASE 2  
DISTRICT CONSTRUCTION  
CONTRACT DOCUMENTS AND  
AUTHORIZATION TO ADVERTISE  
FOR COMPETITIVE BID PROCESS**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**