



**AH AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
JULY 16, 2018
10:30 A.M.**

Special District Services, Inc.
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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
SPECIAL BOARD MEETING
July 16, 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. June 26, 2018 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Selection of Contractor for Phase Two Construction Project (Under Separate Cover)
- I. Administrative Business
- J. Board Member/Staff Comments
- K. Adjourn

MIAMI DAILY BUSINESS REVIEW

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Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared KESHA BASSUE, 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

NOTICE OF SPECIAL BOARD MEETING OF THE A.H. AT
TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT -
JUL. 16, 2018

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

07/03/2018

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.

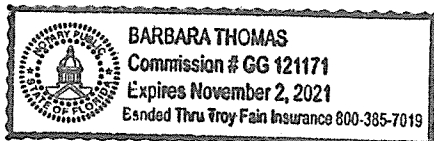
Kesha Bassue

Sworn to and subscribed before me this
3 day of JULY, A.D. 2018

Barbara Thomas

(SEAL)

KESHA BASSUE personally known to me



**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 16, 2018, 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.

The purpose of the Special Board Meeting is for the Board to consider selection of a contractor any other business that may properly 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

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18-86/0000329505M

**A.H. AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 26, 2018**

A. CALL TO ORDER

Mrs. Perez called the June 26, 2018, Regular Board Meeting of the A.H. at Turnpike South Community Development District to order at 10:36 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 part of the District's Fiscal Year 2017/2018 Regular Board Meeting Schedule, 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.; and General Counsel Vanessa Steinerts of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mrs. Perez asked that the Board consider accepting a letter of resignation from Supervisor Joseph Guttuso (Seat #5), effective as of May 24, 2018. A copy of the letter was presented for District's records and was also distributed as handout.

A **MOTION** was made by Vice Chairman Latchman, seconded by Supervisor Bell and unanimously passed accepting Joseph Guttuso's resignation from Seat No. 5 and simultaneously declaring a vacancy in Seat # 5.

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. May 22, 2018, Special Board Meeting

Mrs. Perez presented the minutes of the May 22, 2018, Special Board Meeting and asked if there were any changes/corrections.

There being no changes/corrections, a **MOTION** was made Supervisor Bell, seconded by Chairman Albertson and unanimously passed to approve the minutes of the May 22, 2018, Special Board Meeting, as presented.

G. PUBLIC HEARING

At approximately 10:38 a.m., Mrs. Perez recessed the Regular Board Meeting and simultaneously called to order the 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 June 6, 2018, and June 13, 2018, as legally required.

2. Receive Public Comments on Fiscal Year 2018/2019 Final Budget

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2018/2019 final budget and non-ad valorem special assessments. There being no comments on the fiscal year 2018/2019 budget and assessments, Mrs. Perez closed the public comment portion of the Public Hearing.

At approximately 10:40 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. 2018-03 – Adopting a Fiscal Year 2018/2019 Final Budget

Mrs. Perez presented Resolution No. 2018-03, entitled:

RESOLUTION NO. 2018-03

A RESOLUTION OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2018/2019 BUDGET.

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2018/2019 Final Budget and the non-ad valorem special assessments.

A **MOTION** was made by Supervisor Latchman, seconded by Supervisor Bell and unanimously passed to adopt Resolution No. 2018-03, approving the Fiscal Year 2018/2019 Final Budget, as presented and setting the fiscal year 2018/2019 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

H. OLD BUSINESS

There were no old business items to come before the Board.

I. NEW BUSINESS

1. Consider Approval of Supplemental Engineer's Report

A **MOTION** was made by Supervisor Latchman, seconded by Supervisor Bell approving the Supplemental Engineer's Report, as presented. Upon being put to a vote, the **MOTION** carried unanimously.

2. Consider Resolution No. 2018-04 – Adopting a Fiscal year 2018/2019 Meeting Schedule

Mrs. Perez presented Resolution No. 2018-04, entitled:

RESOLUTION NO. 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2018/2019 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 23, 2018
November 6, 2018
January 22, 2019
March 26, 2019
April 23, 2019
May 28, 2019
June 25, 2019
September 24, 2019

A **MOTION** was made by Supervisor Latchman, seconded by Supervisor Albertson and unanimously passed to adopt Resolution No. 2018-04, approving the Regular Meeting Schedule for Fiscal Year 2018-2019, holding meetings in the Third Floor Conference Room of the Crexent Business Center located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014, with a start time of 10:30 a.m., and authorizes the advertisement of same, as required by law.

3. Consider Resolution No. 2018-05 – Adopting a Statewide Mutual Aid Agreement

Resolution No. 2018-05 was presented, entitled:

RESOLUTION NO. 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE *REVISED* FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Bell, seconded by Supervisor Latchman and passed unanimously to adopt Resolution No. 2018-05, as presented, authorizing the District’s participation in and the execution of the Statewide Mutual Aid Agreement by District officials.

4. Qualified Elector (Registered Voter) Certification Announcement

Mrs. Perez stated for the record that she had received from the Miami-Dade County Supervisor of Elections the certified elector count, identifying nine (9) registered voters who reside in the A.H. at Turnpike South CDD (“District”) as of May 22, 2018. Since the District had not yet reached the 250 qualified elector threshold, it would continue to elect Board Members by the landowner election process.

5. Consider Resolution No. 2018-06 – Ordering and Call for a Landowners’ Meeting

Mrs. Perez presented Resolution No. 2018-06, entitled:

RESOLUTION NO. 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR A LANDOWNERS’ MEETING AND PUBLIC NOTICE THEREOF FOR THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT’S ELECTION OF MEMBERS TO THE BOARD OF SUPERVISORS

Mrs. Perez announced that the Landowners’ Meeting would be held on November 6, 2018, at 10:30 a.m. at The Crexent Business Center, Third Floor Conference Room, 6625 Miami Lakes Drive, Miami Lakes, Florida 33014, for the purpose of electing Supervisors to Seat Nos. 2, 4 & 5.

Mrs. Perez also noted that the announcement of the Landowners’ Meeting meets the statutory requirement of it being announced 90 days prior to the actual meeting. Landowner Meeting procedures, proxies and a sample ballot were also presented (all of which were provided in the meeting materials).

A **MOTION** was made by Supervisor Bell, seconded by Supervisor Albertson and unanimously passed to adopt Resolution No. 2018-06, Calling for a Landowners’ Meeting for November 6, 2018, at 10:30 a.m. to be held at the Crexent Business Center, Third Floor Conference Room, located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014, for the purpose of electing Supervisors to Seat Nos. 2, 4 & 5.

J. ADMINISTRATIVE MATTERS

1. Financial Report

Mrs. Perez presented the Financial Reports through May 2018 and the Assessment Collections, which were provided in the meeting booklet. She indicated that available funds as of May 31, 2018, were \$47,668.88.

K. BOARD MEMBER/STAFF COMMENTS

There were no comments from the Board Members or Staff.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:49 a.m. on a **MOTION** made by Chairman Albertson, seconded by Supervisor Bell and the **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair