



**AH AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
LANDOWNERS' MEETING &
REGULAR BOARD MEETING
NOVEMBER 6, 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
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
LANDOWNERS' MEETING
November 6, 2018
10:30 A.M.

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- J. 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 CHRISTINA RAVIX, 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 - NOTICE OF LANDOWNERS' MEETING & REGULAR BOARD MEETING - NOV. 6, 2018

in the XXXX Court,
was published in said newspaper in the issues of
10/10/2018 10/17/2018

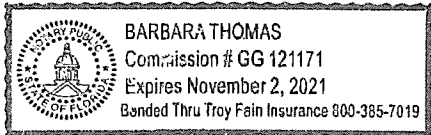
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has 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.

C. Romig

Sworn to and subscribed before me this
17 day of OCTOBER, A.D. 2018

Barbara Thomas

(SEAL)
CHRISTINA RAVIX personally known to me



**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF LANDOWNERS' MEETING & REGULAR BOARD MEETING**

NOTICE IS HEREBY GIVEN that the A.H. at Turnpike South Community Development District will hold a Landowners' Meeting and Regular Board Meeting at 10:30 a.m., or as soon thereafter as can be heard, on **November 6, 2018**, in the Third Floor Conference Room of the Crexent Business Center located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014.

The primary purpose of the Landowners' Meeting is to elect three (3) Supervisors for the A.H. at Turnpike South Community Development District. The purpose of the Regular Board Meeting is to conduct any business to properly come before the Board. Copies of the Agendas for these meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 and/or toll free at 1-877-737-4922 at least five (5) days prior to the date of these meetings.

From time to time one or more Supervisors may participate in the meetings by telephone; therefore, at the location of the meeting there will be a speaker telephone present so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The 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 these meetings should contact the District Manager at 786-347-2711 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of these particular meetings.

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

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

www.ahturnpikesouthcdd.org
10/10-17

18-14/0000352134M



SPECIAL DISTRICT (CDD) ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two (2) years during the month of November for the purpose of electing Supervisors. The second election by Landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two (2) years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one (1) vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three (3) positions open, an owner of one (1) acre or less (or one lot parcel) may cast one (1) vote for each of the three (3) positions. An owner of two (2) acres (or two lot parcels) may cast two (2) votes for each of the three (3) positions. Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being sub-mitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

Corporate Office

The Oaks Center
2501A Burns Rd
Palm Beach Gardens, FL 33410
Direct: 561.630.4922

Contact Information

Toll Free: 877.737.4922
Fax: 561.630.4923
Web: www.sdsinc.org

Miami Branch

Crexent Business Center
6625 Miami Lakes Drive, Ste. 374
Miami Lakes, FL 33014
Direct: 305.666.6666

-
- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
 - c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board Supervisor(s) and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections*, the two (2) candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

*At the final landowner election (*after the 6th or 10th year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two {2} supervisors are elected by General Election).

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage (or lot parcels) for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of the Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

**A.H. AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
NOVEMBER 15, 2016**

A. CALL TO ORDER

District Manager Mrs. Perez called the November 15, 2016, Landowners' Meeting of the A.H. at Turnpike South Community Development District to order at 2:38 p.m. at the offices of Adrian Developers of De La Fuente Parcel, LLC located at 13687 SW 26th Street, Miami, Florida 33175.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Landowners' Meeting had been published in the *Miami Daily Business Review* on October 21, 2016, and October 28, 2016, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez requested that the landowners of property within the District identify themselves and register the number of acres/lots which they own or represent by proxy in the A.H. at Turnpike South Community Development District. A sign-in sheet was provided. Mrs. Perez stated that the attendance of Pedro A. Adrian, owner/representing Adrian Developers of De La Fuente Parcel, LLC, constituted a quorum and it was in order to proceed.

Also present at the meeting were: Patricia Roman, Jesus Adrian, District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Peter L. Pimentel of Special District Services, Inc. was also present via conference call.

D. CONSIDER ADOPTION OF ELECTION PROCEDURES

Mrs. Perez presented the Election Procedures and stated that it would be in order to review and approve the same. There being no recommended changes:

A MOTION was made by Jesus Adrian, seconded by Patricia Roman to accept the Election Procedures, as presented. There were no objections.

E. ELECTION OF CHAIRPERSON FOR LANDOWNERS' MEETING

Mrs. Perez stated that it would be in order to nominate a Chairperson for the Landowners' Meeting. Pedro Alberto Adrian was nominated to serve as Chairperson. There were no objections and said position was accepted.

F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

Mrs. Perez stated that it would be in order to nominate a Secretary for the Landowners' Meeting. Chairman Peter Adrian nominated Mrs. Perez. With no objections, Mrs. Perez accepted the position of Secretary.

G. APPROVAL OF MINUTES

1. November 4, 2014, Landowners' Meeting

The November 4, 2014, Landowners' Meeting minutes were presented for approval.

A **MOTION** was made by Jesus Adrian, seconded by Patricia Roman and unanimously passed to approve the minutes of the November 4, 2014, Landowners' Meeting, as presented.

H. ELECTION OF SUPERVISORS

1. Determine Number of Voting Units Represented or Assigned by Proxy

Mrs. Perez stated that there were forty (40) voting units represented/registered pursuant to the proxy.

There were three (3) seats open for election:

- Seat No. 3 – Currently held by Olga Adrian
- Seat No. 4 – Currently held by Patricia Roman
- Seat No. 5 – Currently held by Pedro J Adrian

Mrs. Perez stated it would now be in order to nominate candidates to fill these positions. It was noted that there were currently three candidates, of which the two with the highest number of votes would serve a four year term, which would expire in November 2020 (the first Tuesday in November 2020, per Florida Statute).

2. Nomination of Candidates

Mrs. Perez called for nominations from the floor. Olga Adrian, Patricia Roman and Pedro J Adrian were each nominated for election by Chairman Pedro Alberto Adrian to serve as Supervisors of the A.H. at Turnpike South Community Development District. All nominees are citizens of the United States and residents of the State of Florida.

There being no further nominations, changes or objections, the nomination process was closed.

3. Casting of Ballots

According to procedure, Chairman Peter Adrian was requested to cast his votes for the following slate of nominees: As only three (3) candidates were nominated, Seat No. 3 will remain vacant. Chairman Adrian can vote up to the number of votes he has for each of the candidates.

4. Ballot Tabulations

Mrs. Perez announced the following election results:

- Olga Adrian15 votes
- Patricia Roman.....10 votes
- Pedro J Adrian15 votes

- Olga Adrian (Seat No. 1) 4 year term
- Patricia Roman (Seat No. 2) 2 year term
- Pedro J. Adrian (Seat No. 3) 4 year term

5. Certification of Results

Mrs. Perez asked Chairman Peter Adrian if there were any objections to the election results or to the procedures followed. There being objections, Mrs. Perez declared the election results completed, final and certified.

I. LANDOWNER COMMENTS

Mrs. Perez asked for any additional comments. There were none.

J. ADJOURNMENT

There being no further business, a **MOTION** was made by Chairman Peter Adrian to adjourn the Landowners' Meeting at 2:43 p.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

**LANDOWNER PROXY
 AH AT TURNPIKE SOUTH
 COMMUNITY DEVELOPMENT DISTRICT
 LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the AH at Turnpike South Community Development District to be held on November 6, 2018 at 10:30 a.m. in the Crexent Business Center, Third Floor Conference Room, 6625 Miami Lakes Drive, Miami Lakes, Florida 33014, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners’ meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

 Printed Name of Legal Owner

 Signature of Legal Owner

 Date

Parcel Description*

of Acres

* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2) (b), Florida Statutes (2018), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: _____

Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

BALLOT

BALLOT # _____

**AH AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

ELECTION OF BOARD SUPERVISORS

NOVEMBER 6, 2018

The undersigned certifies that he/she is the owner (____) or duly authorized **representative of lawful proxy of an owner** (____) of land in the **Veranda Community Development District**, constituting _____ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

Name of Candidate

Number of Votes

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

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
 November 6, 2018
 10:30 A.M.

A. Call to Order

B. Proof of Publication.....Page 11

C. Establish Quorum

D. Additions or Deletions to Agenda

E. Comments from the Public for Items Not on the Agenda

F. Approval of Minutes

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G. Old Business

H. New Business

1. Consider Resolution No. 2018-07 – Adopting a Fiscal Year 2017/2018 Amended Budget.....Page 15

2. Ratification and Approval of Phase Two Project Agreement and Bond Deadline Dates

3. Consider Approval of Expansion of the District to Include Property located to the
 North known as Lucky Start at Sunrise Estates.....Page 21

4. Consider Resolution No. 2018-08 – Authorizing the District to Petition Miami-Dade
 County to Expand the Boundaries of the District.....Page 24

I. Administrative Business

1. Financial Risk Management Policy Review/Update.....Page 28

2. Financial Report.....Page 29

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 GUILLERMO GARCIA; who on oath says that he or she is the DIRECTOR OF OPERATIONS, 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 2018/2019 REGULAR MEETING SCHEDULE


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

10/12/2018

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.



Sworn to and subscribed before me this
12 day of OCTOBER, A.D. 2018



(SEAL)
GUILLERMO GARCIA personally known to me



MARIA I. MESA
Notary Public - State of Florida
Commission # FF 935208
My Commission Expires Mar 4, 2020
Bonded through National Notary Assn.

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2018/2019 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 23, 2018
November 6, 2018
January 22, 2019
March 26, 2019
April 23, 2019
May 28, 2019
June 25, 2019
September 24, 2019

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 five (5) days 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 meeting(s) 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 cancelled from time to time without advertised notice.

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

www.ahturnpikesouthdcd.org

10/12

18-06/00000353001M

**A.H. AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 28, 2018**

A. CALL TO ORDER

Mrs. Perez called the August 28, 2018, Regular Board Meeting of the A.H. at Turnpike South Community Development District to order at 10:44 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 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 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 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 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 16, 2018, Special Board Meeting

Mrs. Perez presented the minutes of the July 16, 2018, 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 Chairman Albertson and unanimously passed to approve the minutes of the July 16, 2018, Special Board Meeting, as presented.
--

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Discussion Regarding Agreement Negotiations

Mr. Pino provided an update on the agreement, advising the Board that the representative from Trans Florida wanted to negotiate by having items added to and/or deleted from the agreement.

- 1) TF - Penalty of \$750.00 per day if project is not completed within allotted time. They would like to know if there will be a completion reward if project is completed early.
AHTS – Penalty remains as specified and no rewards will be granted.
- 2) TF - Commencement day should be considered the day they break ground.
AHTS – No, commencement date will start from issuance of Notice of Commencement with approved plans.
- 3) TF - 180 days should be as of when the conveyance is accepted with Miami-Dade Water & Sewer.
AHTS – Yes, 180 days, beginning with Notice of Commencement and ending with Miami-Dade Water & Sewer Conveyance.
- 4) TF - Payments should be submitted by the 25th instead of the 15th and paid within ~~45~~ 30 days. Payment must be paid by the District no later than 30 days instead of 60.
AHTS – The Board agreed to payments within 30 days.
- 5) TF - The 10% retainer should be reduced to 5% after the project has been 50% completed and also return 50% of retainer already withheld at 50% completion.
AHTS – No, retainers will not be altered; terms are to remain as stated on the AIA Contract.
- 6) TF - Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the permits, fees, licenses and inspections by government agencies necessary for proper execution and completion of the work the Contractor has done. The Contractor shall bill for any permits already paid for in the next billing cycle.
AHTS – No

A **MOTION** was made by Supervisor Latchman, seconded by Supervisor Bell and unanimously passed approving the contract changes, as specified above, for item Nos. 3 and 4 of the A.H .at Turnpike South CDD, Phase Two Construction Project Agreement; authorizing the District Engineer to make the approved changes and to notify Trans Florida Development Corp. of the new deadline date of Friday, August 31, 2018.

2. Consider Approval of Proposed Settlement Agreement Regarding DeFeo v. AH at Turnpike South Community Development District

District Counsel provided an explanation and recommendations. She added that there was no need for a shade session. A discussion ensued followed by:

A **MOTION** was made by Supervisor Latchman, seconded by Chairman Albertson and unanimously passed approving the Proposed Settlement Agreement in the case of DeFeo v. AH at Turnpike South Community Development District.

I. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

J. BOARD MEMBER/STAFF COMMENTS

The District received a refund from Miami-Dade Water & Sewer and the District Engineer looked into this and confirmed that the District should retain the funds, as it was determined that the refund was for construction connection charges paid by the District with Bond funds.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:11 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

RESOLUTION NO. 2018-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2017/2018 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the AH at Turnpike South Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2017/2018 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 6th day of November, 2018.

ATTEST:

**AH AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

A.H. At Turnpike South
Community Development District

**Amended Final Budget For
Year 2017/2018
October 1, 2017 - September 30, 2018**

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- II **AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
A.H. At TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET 10/1/17 - 9/30/18	AMENDED FINAL BUDGET 10/1/17 - 9/30/18	YEAR TO DATE ACTUAL 10/1/17 - 9/29/18
REVENUES			
O & M Assessments	87,534	90,409	90,409
Debt Assessments (Series 2015)	352,394	352,394	352,394
Debt Assessments (Series 2015)	287,017	287,017	287,017
Other Revenue	0	0	0
Interest Income	60	150	150
TOTAL REVENUES	\$ 727,005	\$ 729,970	\$ 729,970
EXPENDITURES			
Supervisor Fees	0	0	0
Engineering/Inspections	5,000	2,500	2,500
Management	30,564	30,564	30,564
Legal	14,000	15,500	14,224
Assessment Roll	7,500	3,750	3,750
Audit Fees	3,000	4,500	4,500
Insurance	6,003	5,750	5,750
Legal Advertisements	1,500	1,500	925
Miscellaneous	1,000	800	406
Postage	650	270	255
Office Supplies	950	670	630
Dues & Subscriptions	175	175	175
Trustee Fee	8,500	8,046	8,046
Continuing Disclosure Fee	2,000	1,000	1,000
Website Management	1,500	1,500	1,500
TOTAL EXPENDITURES	\$ 82,342	\$ 76,525	\$ 74,225
REVENUES LESS EXPENDITURES	\$ 644,663	\$ 653,445	\$ 655,745
Bond Payments (Series 2015)	(331,250)	(337,898)	(337,898)
Bond Payments (Series 2016)	(272,500)	(272,781)	(272,781)
BALANCE	\$ 40,913	\$ 42,766	\$ 45,066
County Appraiser & Tax Collector Fee	(13,638)	(7,038)	(7,038)
Discounts For Early Payments	(27,275)	(25,652)	(25,652)
EXCESS/ (SHORTFALL)	\$ -	\$ 10,076	\$ 12,376
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 10,076	\$ 12,376

FUND BALANCE AS OF 9/30/17	
FY 2017/2018 ACTIVITY	
FUND BALANCE AS OF 9/30/18	

\$19,654
\$10,076
\$29,730

AMENDED FINAL BUDGET

A.H. AT TURNPIKE SOUTH (2015) COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

FISCAL YEAR 2017/2018

OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET 10/1/17 - 9/30/18	AMENDED FINAL BUDGET 10/1/17 - 9/30/18	YEAR TO DATE ACTUAL 10/1/17 - 9/29/18
REVENUES			
Interest Income (2015)	50	752	752
NAV Tax Collection (2015)	331,250	337,898	337,898
Total Revenues	\$ 331,300	\$ 338,650	\$ 338,650
EXPENDITURES			
Principal Payments (2015)	60,000	55,000	55,000
Interest Payments (2015)	269,050	270,563	270,563
Bond Redemption (2015)	2,250	0	0
Total Expenditures	\$ 331,300	\$ 325,563	\$ 325,563
Excess/ (Shortfall)	\$ -	\$ 13,087	\$ 13,087

FUND BALANCE AS OF 9/30/17	\$371,359
FY 2017/2018 ACTIVITY	\$13,087
FUND BALANCE AS OF 9/30/18	\$384,446

Notes

Reserve Fund Balance = \$165,975*. Revenue Fund Balance = \$218,471*.

Revenue Fund Balance To Be Used To Make 11/1/2018 Principal & Interest Payment Of \$194,525 (Principal = \$60,000, Interest = \$134,525).

* Approximate Amounts

Series 2015 Bond Information

Original Par Amount =	\$4,430,000	Annual Principal Payments Due:
Interest Rate =	5.25% - 6.25%	November 1st
Issue Date =	February 2015	Annual Interest Payments Due:
Maturity Date =	November 2046	May 1st & November 1st
 Par Amount As Of 9/30/18 =	 \$4,375,000	

AMENDED FINAL BUDGET
A.H. AT TURNPIKE SOUTH (2016) COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET 10/1/17 - 9/30/18	AMENDED FINAL BUDGET 10/1/17 - 9/30/18	YEAR TO DATE ACTUAL 10/1/17 - 9/29/18
REVENUES			
Interest Income (2016)	50	663	663
NAV Tax Collection (2016)	272,500	272,781	272,781
Total Revenues	\$ 272,550	\$ 273,444	\$ 273,444
EXPENDITURES			
Principal Payments (2016)	60,000	0	0
Interest Payments (2016)	208,488	208,488	208,488
Bond Redemption (2016)	4,062	0	0
Transfer To Construction Fund (2016)	0	267	267
Total Expenditures	\$ 272,550	\$ 208,755	\$ 208,755
Excess/ (Shortfall)	\$ -	\$ 64,689	\$ 64,689

FUND BALANCE AS OF 9/30/17	\$240,842
FY 2017/2018 ACTIVITY	\$64,689
FUND BALANCE AS OF 9/30/18	\$305,531

Notes

Reserve Fund Balance = \$136,250*. Revenue Fund Balance = \$169,281*.
Revenue Fund Balance To Be Used To Make 11/1/2018 Principal & Interest
Payment Of \$164,244 (Principal = \$60,000, Interest = \$104,244).

* Approximate Amounts

Series 2016 Bond Information

Original Par Amount =	\$3,975,000	Annual Principal Payments Due:
Interest Rate =	4% - 5.5%	November 1st
Issue Date =	December 2016	Annual Interest Payments Due:
Maturity Date =	November 2047	May 1st & November 1st

Par Amount As Of 9/30/18 = \$3,975,000

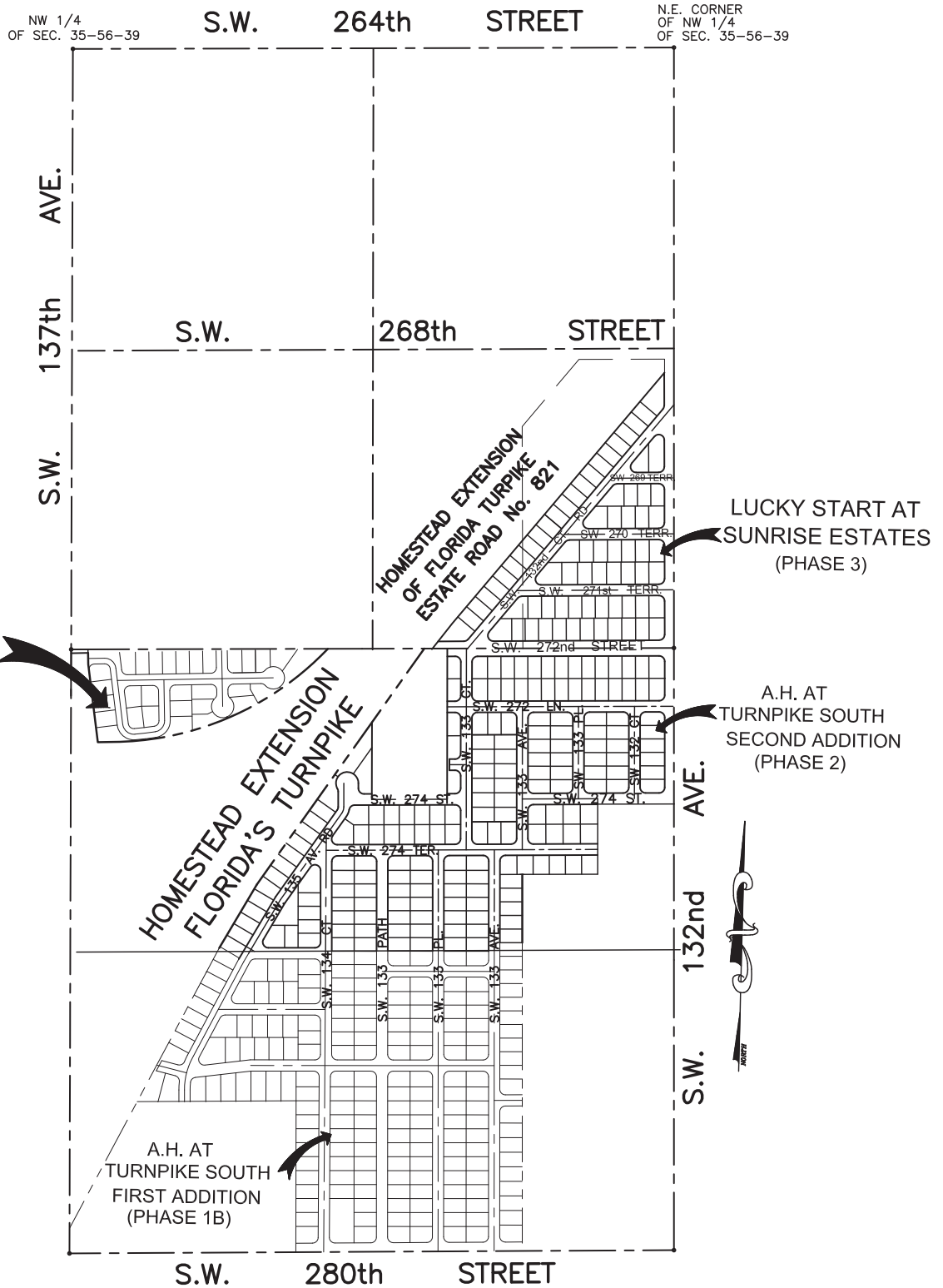
Capitalized Interest Was Set-Up Through November 2017

A.H. AT TURNPIKE SOUTH

Community Development District

LOCATION MAP

(MIAMI-DADE COUNTY)

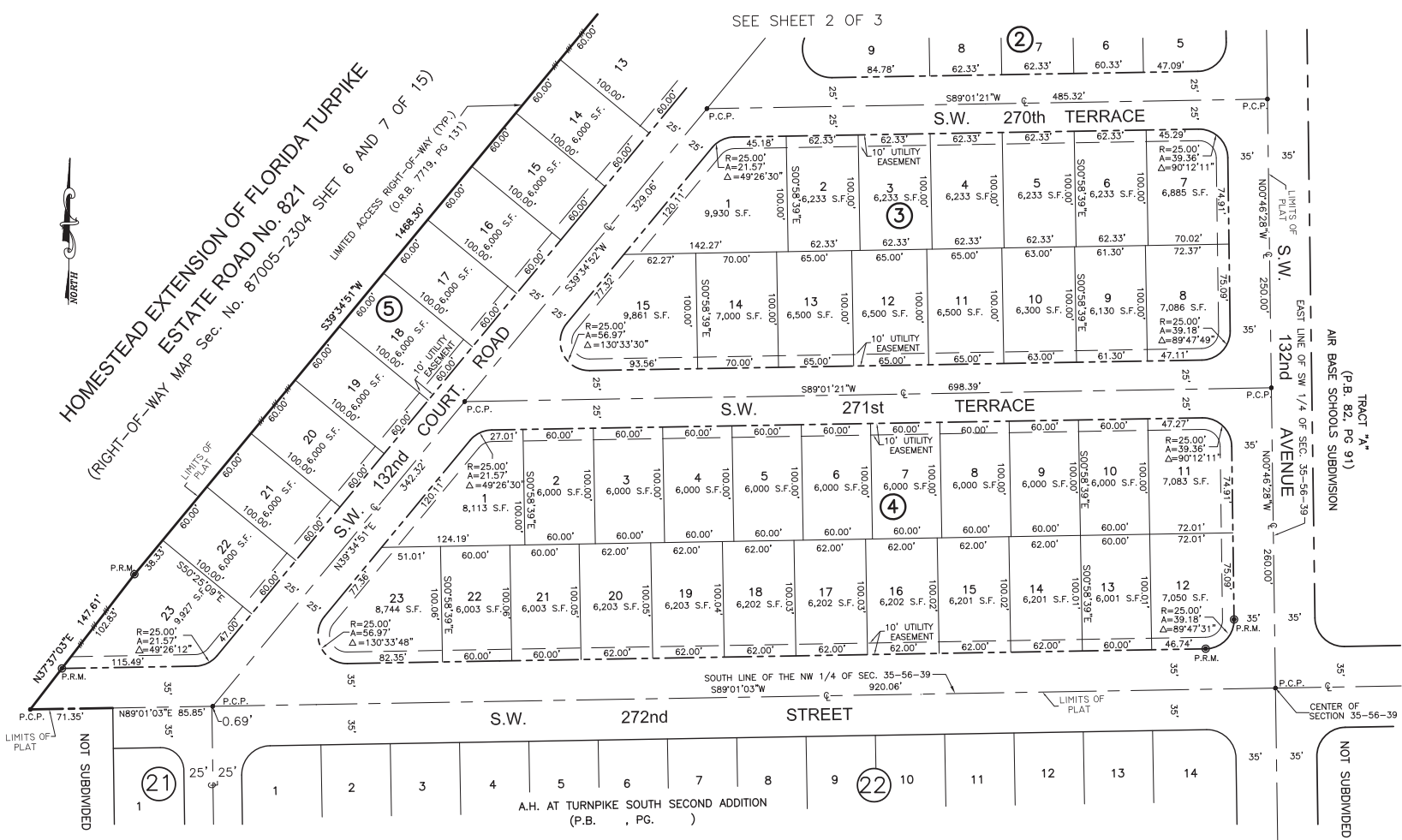
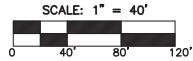


LUCKY START AT SUNRISE ESTATES

P.B. _____ PG. _____
SHEET 2 OF 2

A PROPOSED SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF THE N.W. 1/4
OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI - DADE COUNTY, FLORIDA

PREPARED BY:
AMERICAN SERVICES OF MIAMI, CORP.
CONSULTING ENGINEERS LAND SURVEYORS
9370 S.W. 72nd STREET., #102, MIAMI, FLORIDA 33173
PHONE: (305) 598-5101 FAX: (305) 598-8627
APRIL 2018



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED LUCKY START AT SUNRISE ESTATES IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION; THAT THE SURVEY DATA AS SHOWN ON THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177 PART I, FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

AMERICAN SERVICES OF MIAMI, CORP.
9370 S.W. 72ND STREET, SUITE A102
MIAMI, FLORIDA 33173
CERTIFICATE OF AUTHORIZATION NO.LB 6683

ED PING, PRESIDENT
PROFESSIONAL LAND SURVEYOR
AND MAPPER #6771
STATE OF FLORIDA

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, ALONG THE CENTERLINE OF SW 89TH CT. WHICH BEARS NORTH-SOUTH.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 2018, AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.
ATTEST: HARVEY RUVIN, CLERK OF CIRCUIT COURT

BY: _____ DEPUTY CLERK

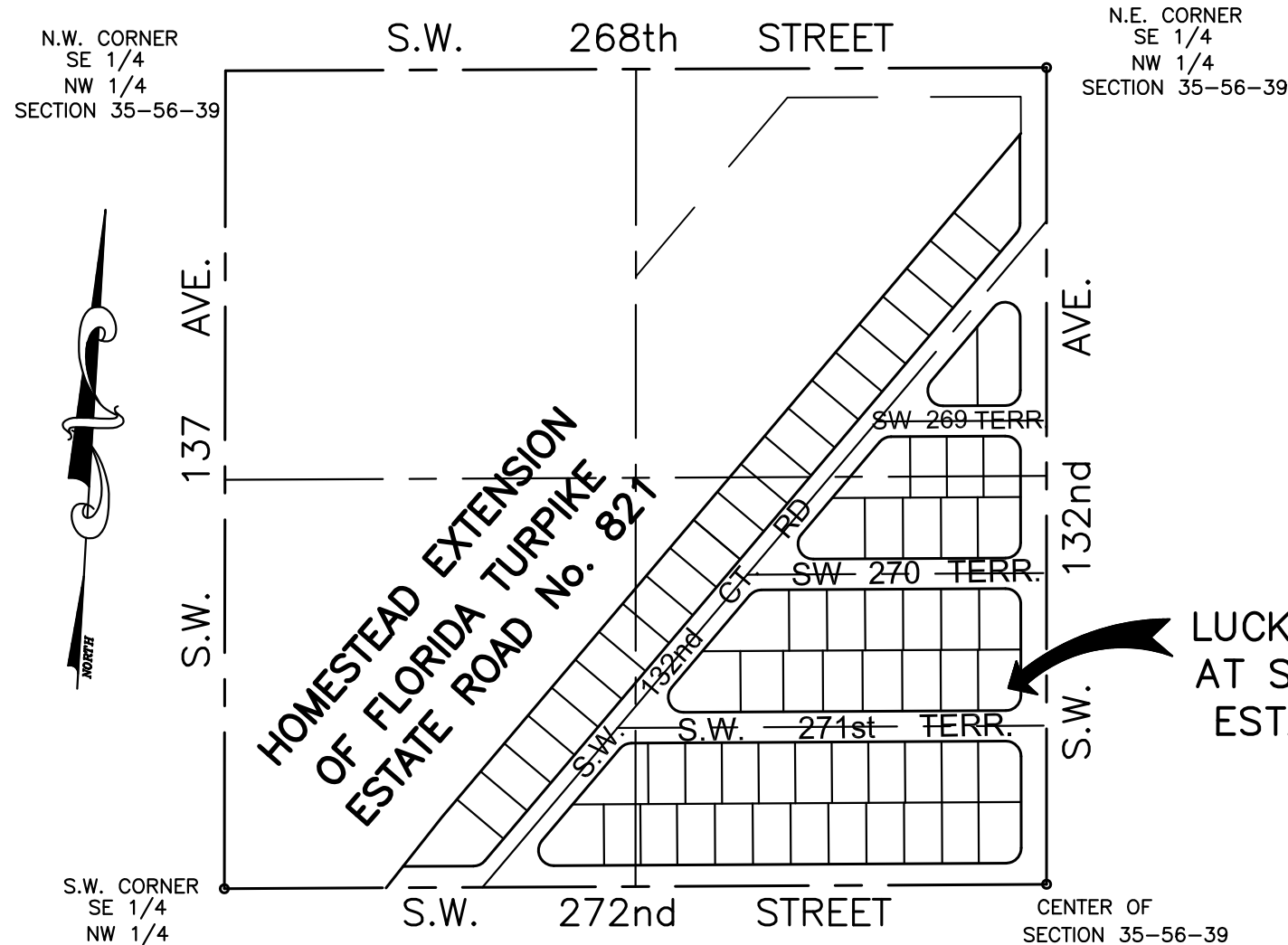
LUCKY START AT SUNRISE ESTATES

P.B. _____ PG. _____
SHEET 1 OF 3

A PROPOSED SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF THE N.W. 1/4
OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI - DADE COUNTY, FLORIDA

PREPARED BY:
AMERICAN SERVICES OF MIAMI, CORP.
CONSULTING ENGINEERS LAND SURVEYORS
9370 S.W. 72nd STREET., #102, MIAMI, FLORIDA 33173
PHONE: (305) 598-5101 FAX: (305) 598-8627
MAY 2018

LOCATION MAP SCALE: NOT TO SCALE



KNOW ALL MEN BY THESE PRESENTS:

THAT D.R. HORTON, INC., A DELAWARE CORPORATION, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED LUCKY START AT SUNRISE ESTATES, THE SAME BEING A PLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PARCEL 1:
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE NORTH 50 FEET THEREOF, IN SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA, LESS THAT PORTION OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (PARCEL 120.1) AS RECORDED IN O.R. BOOK 7670, PAGE 866 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST; RUN THENCE S89°01'03"W (BEARINGS DERIVED FROM THE FLORIDA STATE SYSTEM OF PLANE COORDINATES), ALONG THE SOUTHERLY BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 35, 671.06 FEET TO A POINT; THENCE N00°51'03"W, 484.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N00°51'03"W, 508.84 FEET TO A POINT; THENCE N39°34'51"E, 393.04 FEET TO A POINT OF INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MOODY DRIVE (SW 268TH STREET); THENCE N89°08'49"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 382.38 FEET TO A POINT; THENCE S00°46'28"E, 60.16 FEET TO A POINT; THENCE S39°34'51"W, 982.51 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
ALL OF THAT PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION OF THE FLORIDA TURNPIKE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA; THENCE RUN S.89°01'03"W, ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 35 FOR 406.88 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE; THENCE RUN N.37°37'03"E, ALONG THE SAID RIGHT-OF-WAY LINE FOR 147.61 FEET; THENCE CONTINUE N.39°34'51"E, ALONG THE SAID RIGHT OF LINE FOR 485.79 FEET TO THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE RUN S.00°51'03"E, ALONG THE SAID EAST LINE FOR 484.41 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 IN SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35-56-39; THENCE S00°51'23"E, 50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE N89°08'30"E, 255.11 FEET; THENCE S.39°34'51"W 393.04 FEET; THENCE N00°51'23"W 299.36 FEET TO THE POINT OF BEGINNING.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED LUCKY START AT SUNRISE ESTATES IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION; THAT THE SURVEY DATA AS SHOWN ON THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177 PART I, FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

AMERICAN SERVICES OF MIAMI, CORP.
9370 S.W. 72ND STREET, SUITE A102
MIAMI, FLORIDA 33173
CERTIFICATE OF AUTHORIZATION NO.LB 6683

ED PINO, PRESIDENT
PROFESSIONAL LAND SURVEYOR
AND MAPPER #6771
STATE OF FLORIDA

IN WITNESS WHEREOF:

THAT THE SAID D.R. HORTON, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY RAFAEL J. ROCA, ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS ____ DAY OF _____, A.D., 2018.

D.R. HORTON, INC.

WITNESSES:

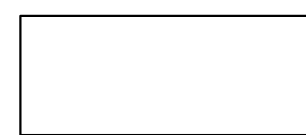
BY: _____
RAFAEL J. ROCA, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE SS:

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, RAFAEL J. ROCA, VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH. WITNESS: MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, A.D., 2018.

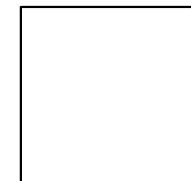
MY COMMISSION EXPIRES: _____ BY: _____
COMMISSION NUMBER: _____ NOTARY PUBLIC, STATE OF FLORIDA



NOTARY SEAL

PRINTED NAME OF ACKNOWLEDGER

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



NOTARY SEAL

OWNER'S PLAT RESTRICTION:

THE 10' UTILITY EASEMENT AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT IS HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT AVENUE, TERRACES, COURT ROAD AND STREET, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OF REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY LOT WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

MIAMI-DADE COUNTY APPROVALS:

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES THIS ____ DAY OF _____, A.D., 2018. THE SIZE OF THE LOTS AND OTHER FEATURES AS SHOWN ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE EXISTING ZONING AS OF THIS DATE. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES.

SIGNED: _____ DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND THIS ____ DAY OF _____, A.D., 2018.

SIGNED: _____ DIRECTOR

SIGNED: _____ COUNTY ENGINEER

THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 33G, CODE OF MIAMI-DADE COUNTY, SUBJECT TO ALL OF THE CONDITIONS OF THE CONCURRENCY REVIEW AGENCIES AND SAID CHAPTER 33G. THIS PLAT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D., 2018.

BOARD OF COUNTY COMMISSIONERS

ATTEST: CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK SIGNED: _____ MAYOR

RECORDING STATEMENT:

FILED FOR RECORD THIS ____ DAY OF _____, A.D., 2018, AT _____: ____ M., IN BOOK _____ OF PLATS, AT PAGE _____, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.
ATTEST: HARVEY RUVIN, CLERK OF CIRCUIT COURT

BY: _____ DEPUTY CLERK

RESOLUTION NO. 2018-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT COUNSEL AND DISTRICT STAFF TO FILE A PETITION WITH MIAMI-DADE COUNTY, FLORIDA TO EXPAND THE BOUNDARIES OF THE DISTRICT; AND PROVIDE AN EFFECTIVE DATE.

WHEREAS, A.H. at Turnpike South Community Development District (“District”) has received a request from the landowner of an adjacent parcel, D.R. Horton, Inc., a Delaware corporation, that the landowner’s parcel be annexed into the District; and

WHEREAS, the District Board of Supervisors (“Board”) has determined that it is in the best interests of the District and its residents to expand the boundaries of the District; and

WHEREAS, pursuant to Section 190.046, Florida Statutes, the District Board proposes to expand the District by approximately 15.87 acres.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The foregoing recitals clauses are true and correct and are hereby incorporated into this Resolution by reference.

SECTION 2. The District hereby authorizes, ratifies and confirms the filing with Miami-Dade County, Florida, of a petition to expand the boundaries of the District to include the area described in Exhibit “A” attached hereto (the “Expansion Area”), all in accordance with Section 190.046, Florida Statutes.

SECTION 3. The proper District officials are hereby authorized and directed to take all steps necessary to effectuate the intent of this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6. This Resolution shall take effect upon adoption.

**THIS RESOLUTION WAS PASSED AND ADOPTED THIS 6th DAY OF
NOVEMBER, 2018.**

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Exhibit "A"

LEGAL DESCRIPTION:

Parcel 1:

The East ½ of the Southeast ¼ of the Northwest ¼, less the North 50 feet thereof, in Section 35, Township 56 South, Range 39 East, lying and being in Dade County, Florida, less that portion of said East ½ of the Southeast ¼ of the Northwest ¼ (Parcel 120.1) as recorded in O.R. Book 7670 Page 866 of the Public Records of Miami-Dade County and being more particularly described as follows:

Commence the Southeast corner of the Northwest ¼ of Section 35, Township 56 South, Range 39 East; run thence S89° 01' 03" W (bearings derived from the Florida State System of Plane Coordinates), along the Southerly boundary of the Northwest ¼ of said Section 35, for 671.06 feet to a point; thence N00° 51' 03" W, 484.41 feet to the POINT OF BEGINNING of the herein described parcel; thence continue N00° 51' 03" W, 508.84 feet to a point; thence N39° 34' 51" E, 393.04 feet to a point of intersection with the existing Southerly right-of-way line of Moody Drive (SW 268th Street); thence N89° 08' 49" E, along said Southerly right-of-way line 382.38 feet to a point; thence S00° 46' 28" E, 60.16 feet to a point; thence S39° 34' 51" W, 982.51 feet to the POINT OF BEGINNING.

AND

Parcel 2:

All of that portion of the Southwest ¼ of the Southeast ¼ of the Northwest ¼ of Section 35, Township 56 South, Range 39 East, Dade County, Florida, lying Southeasterly of the Southeasterly Right-of-way Line of the HOMESTEAD EXTENSION of the FLORIDA TURNPIKE being more particularly described as follows:

Begin it the Southeast corner of the S.W. ¼ of the S.E. ¼ of the N.W. ¼ of Section 35, Township 56 South, Range 39 East, Dade County, Florida; thence run S 89° 01' 03" W, along the South line of the S.W. ¼ of the S.E. ¼ of the N.W. ¼ of said Section 35 for 406.88 feet to the South Right of Way Line of the Homestead Extension of Florida's Turnpike; thence run N 37° 37' 03" East along the said Right of Way Line for 147.61 feet; thence continue N 39° 34' 51" East along the said Right of Way Line for 485.79 feet to the East line of the S.W. ¼ of the S.E. ¼ of the N.W. ¼ of said Section 35; thence run S 00° 51' 03" East along the said East line for 484.41 feet to the POINT OF BEGINNING.

LESS

That portion of the Southeast ¼ of the Northwest ¼ in Section 35, Township 56 S, Range 39 E, Miami-Dade County, Florida, and being more particularly described as follows: Commence at the Northwest corner of the Northeast ¼ of the Southeast ¼ of the Northwest ¼ of said Section 35-56-39; thence S 00° 51' 23" E, 50 feet to the Point of Beginning of the herein described parcel; thence N 89° 08' 30" E 255.11 feet; thence S 39° 34' 51" W 393.04 feet; thence N 00° 51' 23" W 299.36 feet to the Point of Beginning.

FINANCIAL RISK MANAGEMENT POLICY

Special District Services, Inc. (“SDS, Inc.”), acting in the capacity of District Manager, as part of good management practices and to satisfy annual audit requirements does implement certain measures and procedures to identify and mitigate financial mismanagement/fraud risks, as follows:

- a. Each month the District’s operating/checking bank account is reconciled by an authorized person who has not deposited funds to, processed expenditures or written checks from, that particular operating/checking account; and
- b. Each expenditure from the District’s operating/checking account requires a minimum of two (2) approvals from authorized staff and/or District officials and the respective approvals are provided by persons other than the preparer of the expenditure(s); and
- c. All financial transactions are logged and maintained by the District Manager for record keeping purposes; and
- d. A designated member of the Board (by an electronic approval procedure) has an opportunity to review the District’s expenditure(s) prior to the payment(s) being released; and
- e. The District engages an independent firm, pursuant to Chapter 218.391, Florida Statutes, to audit the prior year’s financial activities (October 1st through September 30th) from which an independent fiscal year annual audit is prepared; and
- f. Within sixty (60) days of the end of each fiscal year (September 30th) the District’s Board of Supervisors reviews, pursuant to Chapter 189.418(5), Florida Statutes, the prior year’s budget relative to actual revenues and expenditures and adopts by resolution an amended/revised final budget.

A.H. At Turnpike South
Community Development District

**Financial Report For
September 2018**

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

	Oct '17 - Sep 18	Budget	\$ Over Budget	% of Budget
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)	150.39	60.00	90.39	250.65%
Total Income	86,601.38	82,342.00	4,259.38	105.17%
Expense				
01-1310 · Engineering	2,500.00	5,000.00	-2,500.00	50.0%
01-1311 · Management Fees	30,564.00	30,564.00	0.00	100.0%
01-1315 · Legal Fees	14,224.11	14,000.00	224.11	101.6%
01-1318 · Assessment/Tax Roll	3,750.00	7,500.00	-3,750.00	50.0%
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	406.44	1,000.00	-593.56	40.64%
01-1513 · Postage and Delivery	254.98	650.00	-395.02	39.23%
01-1514 · Office Supplies	630.25	950.00	-319.75	66.34%
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	1,000.00	2,000.00	-1,000.00	50.0%
01-1750 · Website Management	1,500.00	1,500.00	0.00	100.0%
Total Expense	74,224.91	82,342.00	-8,117.09	90.14%
Net Income	12,376.47	0.00	12,376.47	100.0%

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

	Annual Budget 10/1/17 - 9/30/18	Actual Sep-18	Year To Date Actual 10/1/17 - 9/30/18
REVENUES			
O&M Assessments	87,534	0	90,409
Debt Assessments (2015)	352,394	0	352,394
Debt Assessments (2016)	287,017	0	287,017
Interest Income	60	7	150
Total Revenues	\$ 727,005	\$ 7	\$ 729,970
EXPENDITURES			
Supervisor Fees	0	0	0
Engineering/Inspections	5,000	0	2,500
Management	30,564	2,547	30,564
Legal	14,000	248	14,224
Assessment Roll	7,500	3,750	3,750
Audit Fees	3,000	0	4,500
Insurance	6,003	0	5,750
Legal Advertisements	1,500	0	925
Miscellaneous	1,000	29	406
Postage	650	57	255
Office Supplies	950	54	630
Dues & Subscriptions	175	0	175
Trustee Fees	8,500	0	8,046
Continuing Disclosure Fee	2,000	1,000	1,000
Website Management	1,500	125	1,500
Total Expenditures	\$ 82,342	\$ 7,810	\$ 74,225
EXCESS/ (SHORTFALL)	\$ 644,663	\$ (7,803)	\$ 655,745
Bond Payments (2015)	(331,250)	0	(337,898)
Bond Payments (2016)	(272,500)	0	(272,781)
Balance	\$ 40,913	\$ (7,803)	\$ 45,066
County Appraiser & Tax Collector Fee	(13,638)	0	(7,038)
Discounts For Early Payments	(27,275)	0	(25,652)
NET EXCESS/ (SHORTFALL)	\$ -	\$ (7,803)	\$ 12,376

Bank Balance As Of 8/31/18	\$ 55,736.59
Funds Received: 9/1/18 - 9/30/18	\$ 6.57
Disbursements: 9/1/18 - 9/30/18	\$ 4,053.84
Bank Balance As Of 9/30/18	\$ 51,689.32
Accounts Payable As Of 9/30/18	\$ 9,707.46
Accounts Receivable As Of 9/30/18	\$ -
Miami-Dade Water & Sewer Reserve As Of 9/30/18	\$ 9,950.81
Available Funds As Of 9/30/18	\$ 32,031.05

**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		
									\$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)
\$ -	\$ -