



Lakes by the Bay South Community Development District

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William Pacetti, Chair

Melissa Vazquez, Vice Chair

Ana Jo, Assistant Secretary

Danny Dinicola, Assistant Secretary

Elaine Rodriguez, Assistant Secretary

December 19, 2016



Lakes by the Bay South Community Development District

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December 12, 2016

**Board of Supervisors
Lakes by the Bay South
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Lakes by the Bay South Community Development District** will be held on **December 19, 2016 at 9:30 a.m. at the Isles at Bayshore Club, 21864 SW 93rd Path, Cutler Bay, Florida 33190**. Following is the advance agenda:

Segment I:

1. Roll Call and Pledge of Allegiance
2. Approval of the Minutes of the November 28, 2016 Meeting
3. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Club Manager - Monthly Report
 - D. Field Manager - Monthly Report
 - E. CDD Manager

Segment II - Workshop Section:

- ~Discussion of Clubhouse Improvements and Potential Projects
- ~Discussion on Cameras and Consideration of Proposals
- ~Discussion on Landscape Scope

Segment III:

4. Authorization or Approvals Requiring Board Action for Items Discussed During Workshop
5. Financial Reports
 - A. Approval of Check Run Summary
 - B. Balance Sheet and Income Statement
6. Supervisors Requests and Audience Comments
7. Adjournment

Enclosed for your review is a copy of the minutes from the meeting held on November 28, 2016.

The sixth order of business is staff reports. Enclosed under the club manager's report and the field manager's report are copies of their monthly reports.

The financials are also enclosed for your review. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any other support documentation will be provided under separate cover as soon as it becomes available or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,


Luis Hernandez
Manager

cc: Dennis Lyles Christina Tudor Janet DePazos Michelle Webber Veronica Abdala
Juan Alvarez Carolina Herrera Barbara Sanabria Nelson Ramirez Andrea Pastorello
Michael Boan

**MINUTES OF MEETING
LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Lakes by the Bay South Community Development District was held on Monday, November 28, 2016 at 9:30 a.m. at the Isles at Bayshore Club, 21864 SW 93rd Path, Cutter Bay, Florida 22190.

Present and constituting a quorum:

Bill Pacetti	Chairman
Melissa Vazquez	Vice Chairman
Ana Jo	Assistant Secretary
Danny Dinicola	Assistant Secretary
Elaine Rodriquez	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Michael Pawelczyk	District Counsel
Daniel Finz	Government Management Services
Juliana Duque	Governmental Management Services
Janine Oliveira	First Service Residential
Barbara Sanabria	Vesta
Oscar Perez	Control Communication Cameras

Segment I:

FIRST ORDER OF BUSINESS

Oath of Office for Newly Elected Supervisors at the General Election on November 8, 2016 for Seat #1 & Seat #2

Mr. Hernandez: I want to indicate for the record that I have already imposed the oath for both Melissa and Elaine the new supervisors. Congratulations to both of them.

SECOND ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Hernandez called the meeting to order and called the roll. Mr. Hernandez led the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2017-01 Confirming the General Election Results

B. Consideration of Resolution #2017-02 Electing Officers

Mr. Hernandez: Moving on with our agenda, organizational matters is the first item that we have for the board to consider is resolution #2017-01. What that resolution is going to be certifying is the results of the election. Meaning with it that Elaine Rodriguez has been appointed to seat #1 and Melissa Vazquez has been appointed to seat #2 as a result of the elections that took place at the beginning of this month. With that being said unless anyone has any questions a motion to approve the resolution would be in order.

On MOTION by Ms. Vazquez seconded by Mr. Pacetti with all in favor Resolution #2017-01 Confirming the General Election Results was approved.

Mr. Hernandez: Moving forward the next item that I have on the agenda is consideration of Resolution #2017-02. That is going to be electing the Board of Supervisors. Prior to the elections we have that the chairman was William Pacetti, the Vice-Chairman was Melissa Vazquez and the remainder of the supervisors were Assistant Secretaries. The point that I want to remind to the supervisors is all supervisors have exactly the same powers. The only reason that we need to appoint one to be the chairman and vice chairman is for the purposes of signatures. Therefore typically what we recommend is to have appointed a Chairman and Vice Chairman so one with easy access so that is a document has already been approved by the Board of Supervisors the Chairman or Vice Chairman could execute it. That is the only difference that you may have. It is just a title but once again the powers are the same. So it would be for the five of you to define who you like to be the Chairman, who you like to be the Vice Chairman and by default the remainder of the supervisors to be assistant secretaries.

Ms. Vazquez: I think Bill should be the chairman.

Mr. Hernandez: So you want for him to continue. Who does the board want to have to be the Vice Chairman?

Ms. Jo: We can continue with the same as we have had. Bill as Chairman and Melissa as Vice Chairman.

Mr. Hernandez: Based on that discussion and for the record I am indicating that William Pacetti will be the Chairman and Melissa Vazquez will be the Vice Chairman. Then we have Danny Dinicola, Ana Jo and Elaine Rodriguez as Assistant Secretary. The Treasurer will be Patti Powers from GMS. The secretary will be me Luis Hernandez and we also recommend to have Rich Hans as Assistant Secretary, someone else from my office in the event that we need to be signing anything with the city or the county.

Mr. Pawelczyk: Just make sure that there is no other nominations for chair or vice chair.

Mr. Hernandez: With those indications unless anyone has anything else to present, a motion to elect the Board of Supervisors as I just read will be by approving Resolution #2107-02.

On MOTION by Ms. Vazquez seconded by Ms. Jo with all in favor Resolution #2017-02 Electing Officers was approved.

FOURTH ORDER OF BUISNESS

Approval of the Minutes of the October 31, 2016 Meeting

Mr. Hernandez: Moving forward the next item that we have is approval of the minutes of the October 31, 2016 meeting. This would be the time to make any changes, corrections, additions or deletions.

On MOTION by Ms. Jo seconded by Ms. Vazquez with all in favor the minutes of the October 31, 2016 meeting were approved.

FIFTH ORDER OF BUSINESS

Ratification of Event Agreement between CDD and 123 Party 4U, LLC

Mr. Hernandez: Moving forward the next item that we have is a ratification of the event agreement between the CDD and 123 Party 4U, LLC. A copy of the agreement has been included as part of the district record. Just by ratifying it you are allowing the district to include a copy of the whole executed document.

Ms. Vazquez: This is the one for December?

Mr. Pawelczyk: Yes.

On MOTION by Ms. Vazquez seconded by Ms. Jo with all in favor Ratifying the Event Agreement between the CDD and 123 Party 4U, LLC was approved.

Mr. Pawelczyk: The only suggestion I would make is on page one I think when we drafted the agreement on September 19, 2016 the time was not provided to me so just put 5:00 p.m. to 8:00 p.m. in there. That is consistent with what is in the proposal so we don't need it initialed or anything.

Mr. Hernandez: Perfect. I will make sure that gets to be corrected.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Hernandez: Moving forward to staff reports. Mr. Pawelczyk?

Mr. Pawelczyk: I don't have any follow-ups from the last meeting. We did approve a lot of agreements which we have worked on. One of the items that we were asked to prepare was a revocable license agreement with the Enclave. I believe we drafted that and distributed that to you guys right? For the gate or did we not get the information. There was a couple of things with Enclave.

Mr. Dinicola: There was a plat mat that was required.

Ms. Duque: That was the only thing they were missing. They need to provide us with the drawings. They provided us a photo of the area.

Mr. Pawelczyk: It is pretty much done.

November 28, 2016

Lakes by the Bay South CDD

Mr. Dinicola: The issue is we need some clarification exactly what to get. When we pulled plat mats off the Miami-Dade County's website that was a photo so we colored it. So that was not sufficient so where can we get the plat mat specifically?

Mr. Hernandez: A surveyor. You need to pay a surveyor.

Mr. Pawelczyk: I don't know if that is necessary. I just can't record any photographs in the public records. They will not allow for recording. I think it's because of the scanning they don't show up. If you took the plat for Enclave, blew it up and showed the area and then drew in where those locations were, where the encroachment area and license area is then we can do that.

Mr. Dinicola: Ok then not a survey of that area in specific.

Mr. Pawelczyk: Or the plat itself. You and I can talk after this.

Mr. Dinicola: Ok.

Mr. Pawelczyk: I think I sent the plat. Anyway I can pull it and send you the information. No problem. So that is really it. That is going forward. I did want to say that has not yet been approved. This was just direction provided at the last meeting. So I guess we will put it on for the December meeting which is really in three weeks. So we will get it done by then so we can get that approved for them. All the other agreements were completed and I spoke with Juliana before the meeting, they are either executed or in the process of being executed. Those include the amendment to First Services Residential Clubhouse Agreement, the All-Star Electric proposal for monument lighting, and People's Choice item which would include I think about \$7,000 for pressure cleaning and painting. I think we are in line with all those. I am just going to give an update just because Elaine is new. We as a board and a staff have been making thousands of attempts to have the security services which is provided by Miami-Dade County and are listed on your tax bill as Isles of Bayshore Special Security Taxing District something like that, so you are paying an assessment to Miami-Dade County for them to provide the great security services that they provide out front through the gates. The district has been trying to take that over. Miami-Dade County Special Taxing Districts division which is really like I think three people is overwhelmed. We can't get them to tackle this in front of all the

other items that commissioners are pushing. Several of which are being pushed forward by my office of district counsel for another district or his office as district manager for those districts. So I think it has kind of been put on the back burner by them. We follow up on a regular basis. Our last conversation which was only a conversation with the director there was that sounds like a great idea, let me see what I can do. So that is really the update. I don't expect anything to happen before the holidays because they break and everybody is on vacation. So our intent as an office is to push this really hard after the holidays which is a time when we know all these other pending applications that our office is involved in, GMS is involved in, other districts of the firm are involved in, we know that those are going to be pushed forward through in January. That is our understanding so hopefully we can get back on that agenda to get this taken care of. If we were to take that over there would be a transition period because of funding. So we would have to time it to be an inter-local agreement with Miami-Dade County for the appropriate time for us to take it over which maybe at the beginning of our next fiscal year when we get funded. So it might be a year away but at least we could get it done. Then you would have control over it. Our intent is not to dissolve the district which we don't think the county would let us do, it would just be to put that special taxing district in dormant status which means you would no longer pay assessments to them until such time as Miami-Dade County would trigger that assessment again. Which would only take place if this CDD wasn't maintaining it the way they were supposed to or providing the service. Which would never happen unless the board decided we just don't want to do it. The previous board had said let's move forward with this, let's see if the county can transition us over. In other words if you are spending \$100 to the Miami-Dade Special Taxing District let's shift that \$100 and just give it to the CDD so we can provide a better service which the CDD has control over.

Ms. Rodriquez: Do we suspect that we will incur some savings?

Mr. Pawelczyk: We do suspect we will incur some savings. If not savings actually service. I said on the record numerous times how half the time I come in here that gate is wide open. The guard is in the bathroom.

Ms. Vazquez: I am on the second entrance and our resident bar has been broken for probably six weeks now. Our bar is gone and now the visitor bar is gone so the guard doesn't even stand outside anymore. He just sits inside because people just fly through there.

Mr. Pawelczyk: The service would be better. We also think that there will be the ability to if the board chose to would be to use cameras in that area to record the comings and goings of people. We have had other districts where it has been proven beneficial. Number one it is a deterrent if people know if they go up to the gate they are seeing my face or they are seeing my car and the other reason they have used it in other districts to track down break-ins. We talked about break-ins before the meeting. They used it to track down the break-ins. They reviewed the video to who came in and who left. They have used that through the police department, turned the video over to them. That has been proven successful as well. But that is an expense that the district would have to decide if they want to do. I think the first goal of this previous board at the last vote which was 1 ½ years ago was to let's see what we can do to get control of it.

Ms. Rodriguez: Would we have to hire a management company to hire the guards?

Mr. Pawelczyk: You would hire a security company to do the work. You would put it out bid or proposal and you would decide who comes in. You would set up a scope of service with them. Determine how much you are going to pay them and have the ability to change them if they are not doing a good job. Just as you do with all your other vendors and professionals. So that is my update.

B. Engineer

Mr. Hernandez: Moving forward with the engineer. He is still working on the last request. He was being asked by the board to prepare a set of plans and the potential cost to improve the parking space. So he is working on that. He hasn't finished with that yet.

C. Club Manager - Monthly Report

Mr. Hernandez: Moving forward with the club manager. Anything besides what is included?

Ms. Martinez: No.

Mr. Hernandez: So let's go to a proposal attached from Site Maintenance to replace the eleven doors.

Ms. Duque: Good morning everyone. Christina is not here so she asked me to help her with her report. As of general information Zamora Landscape will be sponsoring the Christmas and the poinsettias at the clubhouse as it has been done years prior. The gym equipment was installed on Wednesday, November 9, 2016. I am aware that some of the equipment was removed. We don't know why it was removed and we are waiting for them to actually bring it back. We found out after the equipment was removed from the clubhouse.

Ms. Vazquez: Who was it removed by?

Mr. Hernandez: The same company that was delivering it. When we bought the equipment, the original intent was to put in the entire equipment based on the statement that I had been provided. The problem we have is we have limitations on the space. Right now the entire gym area is only for 28 people. If we were to be installing the entire equipment that we bought we are inviting to have more than 28 people that was part of the restriction. There was some sort of decision between I don't know who. The part that I know after the fact is that some of the other equipment was removed from the facility. It was being brought up to the storage room that the gym equipment company has. It is my understanding it's in the Doral area and since they removed it we have been asking and it is supposed to be coming back. I don't know any further details.

Ms. Vazquez: You weren't here when it was delivered?

Ms. Duque: No.

Ms. Vazquez: Isn't she supposed to be here when it is delivered?

Mr. Hernandez: No the one that was supposed to be here was Christina. Christina was aware that the equipment was coming. Why it was allowed to be let go I have no idea.

Ms. Vazquez: I guess that is where my confusion comes in. Where does your responsibility end and Christina's come? Because it seems like there is a lot of grey area where fingers are able to be pointed at each other? So if this was something that GMS

November 28, 2016

Lakes by the Bay South CDD

scheduled for the equipment to come then I think Juliana should have been here to receive the equipment. I understand that Christina is the clubhouse manager but you are the field supervisor and you guys were the ones that planned this whole deal. I think you guys should have been here when this whole thing happened.

Mr. Hernandez: GMS will do whatever the community requires us to do. The least I would be expecting is a call that something is taking place. When we bought it, it was indicated at the last meeting that the equipment would be delivered somewhere between the 9th and 10th. That was the closest information that we were provided. The next time that we heard is when someone was calling us to tell us that they were making the delivery. That is the only information that we knew. Now the part that you are asking of the grey area in my eyes it seems to be simple. We certainly go and purchase equipment and we notify the club manager that the equipment is being brought out. As far as I understand that is the entire involvement that we have. Unless the board wants us to do anything different.

Ms. Vazquez: Ok I guess that is just where my confusion comes in and this isn't the first time that I have brought up this question. I know in the past when the pool broke down and we had to wait for Juliana to come. We aren't going to go into the past but I guess my concern is that this whole deal of purchasing this equipment came from GMS. This was something that you guys brought to us as an option. I was under the impression it was going to go into storage. It wasn't supposed to go in the gym right away. So I guess if you guys were the ones that were controlling the whole sale and the purchase and everything like that I think it would have been imperative that one of your staff members to be here when it got here. Maybe you guys feel differently than me but especially with such a large purchase that we made and that you guys were in control of it. I think it would have been imperative for one of your employees to have been here.

Ms. Jo: I am with Melissa's comments especially since Juliana was the one who negotiated and knew what machines were bought.

Mr. Hernandez: We brought pictures of everything that we bought.

Ms. Jo: Yes it is true that you brought the pictures but still you know vendors sometimes don't bring what they promise to bring so that is the reason I believe a GMS member should be here to see that everything is in order and that they do bring what they offered. Especially because of the experience I had with that vendor which wasn't quite good. I would have emphasized for GMS to be here.

Mr. Hernandez: I just want to indicate for the record that the request to have GMS is coming after the fact. At the time that we bought the equipment no one had requested for GMS to be here. The second part that I am looking for the direction from the board is what is that you are expecting from GMS in regard to the club side. What I get to be understanding and the part that I am asking for clarification is that we have a club manager that is the one that is organizing and doing when there is an event in the club. If you were to be asking someone from GMS to be in part how equipment is being allocated we don't know what kind of equipment is being used and how it is being used. It is my understanding that is something that should have been discussed between the company that is bringing the equipment and the club manager that is the one who knows what is being used and how it is being used.

Mr. Pacetti: Was it communicated to the manager that the equipment was going to be here on the 9th or the 10th?

Mr. Hernandez: Yes and it was even said at the meeting and she knew about it. I haven't had a chance to go ahead and look at it but I know that at the time that we mentioned it, it was already being indicated that the delivery time was between the 9th and 10th. That has always been the case that we get to provide one or two days when they are going to be coming. Typically they are supposed to be calling. The least that we know is that people here are going to be open those two days so no major issue should be.

Ms. Jo: Were you called by the vendor to advise that they were coming because they have promised a lot of things that they would be coming here and never show up.

Mr. Hernandez: The only part that I know in this particular case is that the 9th or the 10th and they showed on the 9th. The only part that I know is that what they did this time they did within the timeframe that they promised that they were going to be doing it.

Mr. Pacetti: Why did they take the equipment out? That wasn't part of the deal.

Ms. Vazquez: They weren't supervised by the club manager is what he is saying and they should have been.

Mr. Pacetti: My question is why did they take the equipment out? Have you spoken to this company and said why is the equipment been taken out? If the equipment is taken out and where is it. If they say they don't know where it is at, I am sure it is on video showing these guys taking the equipment out. My next question is why are we not filing a police report because these guys took something they weren't supposed to?

Mr. Hernandez: My understanding is the equipment is once again is sitting in a warehouse somewhere in the Doral area. The reason why the equipment was taken out I don't know.

Mr. Dinicola: I think before we hit the panic, not to take anything from what you guys provide because I personally have seen you guys do the best, really great service but not take away from anything anybody has said because I agree 100%, but I think you brought to this clubhouse an outstanding deal. I think it was a great opportunity to take advantage of some great equipment and you gave us the opportunity to introduce something that would probably be impossible for us to have in the future. I think there is an issue now I think if you are ok with it from what I am understanding I think in my opinion it would be to request for you to get involved and resolve it. Then in the future understand what everyone has said and in the future that way if a sprinkler is leaking Juliana is the person here no matter how far she has to drive. Juliana shows up for the smallest and dumbest things. So from now there was miscommunication whether it was from the board or from the management or whatever the case may be, there was something there. To clarify to exactly what we said, let's clarify what we need, what we are asking. I think the clarification would be if you have the time would you call them, track the equipment down and see if you can resolve it and obtain it back. If that is ok, then this problem goes away. In the future if anything like this based on what was said, if you can make yourself available so that it would take a little pressure away.

Mr. Hernandez: How far do you want or does the board want for those services to go. Let me just try to understand it. We have vendors for instance and it is being brought specifically just as an example, if there is an issue with the pool, who does and needs to be getting with an issue with the pool? Would that be the club manager or would that be GMS?

Ms. Vazquez: That is exactly my point. If that clarification has never really been made. So in the past it was always confusing. Then the board would question why hasn't the pool been fixed, oh because the club manager doesn't have the authority to make the decision to have the vendor come out. We are waiting for Juliana. Then Juliana says oh no it is the club manager who needs to make the call. So all I am asking for is and this particular situation sparked the conversation, I just want to know where the line is drawn. Who has what responsibility and what authority? I guess in my four years on this board I have never really gotten that clarification. So I think it is important to all of us that we know who is responsible for what.

Mr. Hernandez: Let me try to answer it and see if that helps in regards to how the process needs to be. The district only has the authority to pay those entities with whom we already have a contract. That is the only one that we can pay them for. Anything that is outside the contract needs to be approved in theory by the Board of Supervisors, if not when I am going to make the decisions that the district is going to be paying for the decision that I am making that if the board doesn't get to approve it GMS will be paying for that.

Mr. Pawelczyk: Unless it is an emergency.

Mr. Hernandez: There is a motion that the board passed giving some authority for me to be spending up to certain funds pending upon what needs to get done. My understanding of how things were supposed to be done was that no matter what the problem is I am being provided with the amount. The pool is broken, continuing with the same example, it is \$500 to do so and so and based on what I am being described I will be saying yes, move forward or no, that is too expensive because I will be speaking to the particular person who is obtaining that quote.

Ms. Vazquez: My question is who is that person who is supposed to be obtaining that quote? Is it Juliana or Christina?

Mr. Hernandez: In my eyes it needs to be the club manager because otherwise you would be asking me to duplicate efforts for something that needs to be done by the club manager.

Ms. Vazquez: I am just asking because in the past that is not how it went.

Mr. Pawelczyk: The agreement says that. The club manager is supposed to get quotes.

Ms. Duque: Just to bring a little clarification and I know you know me but that was actually fixed at that time. I personally go beyond.

Ms. Vazquez: Hold on, I am not trying to question you.

Ms. Duque: I am trying to tell you what happened at that time. So whenever something was getting fixed with the pool and with all the extra items, if they need my assistance I will be there.

Ms. Vazquez: I am not challenging your work ethic here. What I am saying is I just want to know if a light bulb goes out who is it that has to be called. I am not challenging what you have done. That is all I am asking. I am not challenging what you have done so far and not saying you haven't done enough for us. That is not what I am trying to imply. I just want to know who has the authority to get the quote and to call Luis and say I have the quote to get it fixed because there have been situations where you have done it and there has been situations where Christina has done it. So all I am asking is where that line is drawn. Whose responsibility is to run the club and make sure that the quotes get to you for you to make that decision? That is all that I am asking.

Mr. Hernandez: My understanding and it probably would be appropriate for the board to define if there is any changes or any misunderstandings of my way or point of view is that anything that pertains to the club should be done by the club manager.

Ms. Rodriquez: Can you elaborate on our contract situation because what I am understanding, I am getting a point of view, I don't know anything and am a blank slate here, is that what you are saying is you are simply here as an overseer of what approvals

or denials or concerns that the board may have. Your job is to be our eyes and ears on the ground for whatever issue comes but ultimately what you are saying is that anything that pertains to this clubhouse that is why we have a club house manager. Is that correct?

Mr. Hernandez: That is my understanding yes.

Ms. Rodriguez: This part of the grey area, does it pertain to the fact that perhaps Juliana has gone above what she is supposed to do and has taken on some responsibilities in some instances which has blurred the line and led us to believe that she has more responsibility here than what we are paying your company for?

Mr. Hernandez: That is correct.

Mr. Pawelczyk: I concur with that. I think the agreement with First Service is set up for them to handle all clubhouse matters. When I say handle, they have limited authority. They can't approve contracts unless the resolution authorizes them to or it is an emergency. It has to come to you. It is their job to get proposals for anything related to the clubhouse. Now there is going to be lines that are drawn that are a little weird and that could be like landscaping. You have one landscape provider that provides landscape services to the club and to the rest of the community. That is something that they are just going to have to coordinate as to who. That is the grey line there but in terms of the pool or the facility, I think and this is from a legal perspective, the club manager needs to review the agreement that she is responsible for. The agreement that was drafted for this fitness equipment. There is nothing in that agreement that says take the old equipment away.

Ms. Vazquez: Could it be that Christina authorized them to take the equipment because we didn't have ample space for it?

Mr. Hernandez: We were not there so anything we are doing is based on what we have been told.

Ms. Vazquez: Who alerted you to the missing equipment?

Mr. Hernandez: Later on we got a phone call that the equipment has been taken.

Ms. Vazquez: From whom though?

Mr. Hernandez: I believe it was Christina.

Ms. Vazquez: Ok so just to understand somehow this equipment gets delivered, Christina is not on hand, possibly a desk person was. The company decides for some reason to remove the equipment and Christina calls to say hey, where is the equipment and that is how you found out that there is equipment missing.

Mr. Pawelczyk: I think it is lack of communication.

Mr. Pacetti: I agree. Did Christina authorize them to take the equipment out?

Ms. Vazquez: She wasn't on hand.

Mr. Hernandez: I don't know if she was here or not.

Mr. Pacetti: You said that she made a phone call to somebody.

Mr. Hernandez: After the fact she called to indicate that people were complaining that they installed bikes where the old equipment was being removed and people were asking to leave the old equipment rather than have the bikes in that area.

So someone made the determination to what was going to be done or not.

Mr. Pacetti: So then more than likely she didn't approve it.

Ms. Oliveira: I was involved because I got the call from Luis. So apparently I think she was out on the property when it came in so that is what happened but I also think that the company said they were going to be here between the 9th and the 10th and I believe they came early. So they didn't necessarily come on those two days. I think it was a day or two earlier.

Ms. Duque: It says on her report on the 9th.

Ms. Oliveira: Because when I think when I spoke to her because I called her after I got called from Luis and she wasn't aware that it was coming at that time so she didn't know. I think in this situation whoever is coming whether it is a contractor or a vendor or whatever they should notify. If she was prepared she would have been here. I think she did try and call someone and couldn't get a hold of you. It happens. I know that she did try to call because I called her.

Mr. Pawelczyk: I think in each case the equipment was already gone. Is that correct?

Ms. Duque: Yes.

Ms. Vazquez: So to ask you about that I understand you are representing Christina's interest. If a vendor shows up to this door there is no protocol by your company to alert the manager to come and be on hand. In my own job we often get not exact delivery times so there has to be some sort of protocol as to when this person arrives between the 9th, 10th, 15th or the 25th somebody at the desk, there is no protocol for them to contact the club manager and say hey they are here?

Ms. Oliveira: Yes they usually do.

Ms. Vazquez: In this instance it probably did not happen.

Ms. Oliveira: I don't know. I can't answer that question.

Ms. Vazquez: It is concerning that they can walk out with massive equipment and nobody says where are you going with that?

Mr. Pawelczyk: It is concerning for me and that is why I don't think it was Christina and I am speculating. But Christina has sat in plenty of these meetings and knows that we can't just give away government equipment unless there is a contract that says we are trading it in for other equipment. You just can't give it away. It is surplus property, you follow the law in deposing of that property. She knows that. We have had resolutions here. That is why I think she wasn't aware that the equipment was gone. I am giving her the benefit of the doubt. I think it is communication.

Ms. Vazquez: The concern is that somebody can walk in here and walk out with equipment. That is a major staff issue.

Ms. Oliveira: Not necessary. The front desk doesn't know what the rule is. If this is the responsibility of the manager, to them it is another vendor coming in, dropping off equipment. They don't really know that would be something that the manager would be involved in.

Ms. Vazquez: But there again you are saying that there is no communication between front desk and management. This is of special concern.

Ms. Oliveira: I didn't say that. I don't know exactly and for us to dispute it without knowing exactly what happened, we can talk about it forever.

Ms. Rodriguez: You know where it is.

Ms. Oliveira: I think they know where it was when it left.

Mr. Pacetti: So you know where the equipment is at?

Mr. Hernandez: Somewhere in Doral. I don't know the specific address. I know how to locate it. I know how to get it back.

Mr. Pacetti: Did somebody physically call you and tell you I have the equipment and it is here?

Mr. Hernandez: Yes. I have spoken to Joe Prichard the gentleman who sold the equipment to the gym. We have spoken on the phone. He has accepted that they have it. It was my understanding that they were going to be delivering it the week before last. I don't know what happened from then. I can work at getting the equipment to be returned. At this point that is not my concern, my biggest concern at this point is what is to be done so that this similar event doesn't get to be taking place in the future.

Ms. Jo: Here in the minutes you see that it stated that the delivery of the equipment was on the 10th on page 24. It says on the 10th. The equipment was delivered on the 9th, one day in advance. I was here that morning that the equipment was delivered and I saw the truck. I was talking to Christina. I asked what that truck was doing here and she was surprised because she didn't know. Then she goes I guess they are delivering the gym equipment so we have to check it out. But she was surprised because she was never informed the equipment was going to be delivered which day which I believe is at least a courtesy or communication in which I believe GMS at least called.

Mr. Hernandez: We didn't know anything.

Ms. Jo: Let me continue. In this case I left because at least see what is going on and I texted Juliana. Juliana what is going on? Who is charge of the equipment of the gym because people are moving the stuff? Juliana just said, hey listen I don't recall what she answered but that is the last thing I knew about it but at least in that case Juliana was informed and I believe from that point Juliana must have done something about it because at least you were informed they were here. I guess that the vendor neither informed you nor Christina which they should have, especially if they are coming a day early.

Ms. Rodriquez: So Christina was in the building, can we then just wait on this to talk to Christina because she has definite incite. I was assuming she wasn't in the building. Can we wait and figure out what happened so we can avoid a future conflict of this nature. Because if you are telling me Christina was here than that is a different picture. Christina was watching them, then we can understand the misunderstanding a lot better from Christina's point of view.

Mr. Hernandez: I certainly think it is beneficial for the process if everybody who was part of the issue was here. Although there is a portion that I am going to state for the record. The only rule that GMS has been playing is going and purchasing the equipment. We have nothing to do with the company that sold us the equipment nor have any participation of anything that they do. We have requested the courtesy call that you are inquiring to have. We have never received it. So we did not receive from the vendor nor from anyone from the club a call indicating that the equipment was being delivered. The part that I will expect from anyone on the club side is if anyone shows up and no one knows what is going on is to call us.

Ms. Vazquez: That may be true but Ana just stated she called Juliana.

Mr. Hernandez: And I was going to be moving forward with that. When she got a call I came that day with Juliana in the afternoon to check what was going on and that is when we noticed that the equipment was missing.

Ms. Duque: Let me just clarify because there is a lot of things and everything is on text. That is how everything started. Ana sent me a text saying the person that is in here delivery, no it was after the fact and they took the equipment.

Ms. Jo: I didn't say took equipment. I even asked you myself, ok we are getting 10 machines, are we going to put them all in there and it is stated here in the minutes you said yes, the ones that are able to fit there and the others are going to go into the room, the office that we have. The issue is who is the person is charge because as Melissa has stated it has been a very grey area because my experience with the repair of the pool. It is kind of like GMS is kind like the one in charge. When the manager is called and you say hey, why

November 28, 2016

Lakes by the Bay South CDD

hasn't the pool been fixed? Hey, that is GMS because I don't have the authority to call the vendor or authorize the vendor to go ahead. That is the part of the grey area.

Mr. Hernandez: That is the part when I was asking for the clarification and let's just hear it clearly. If you need us to go ahead and help with the community to check the pool we can do it. The part that I am just trying to indicate is that the way everything has been set we don't have personnel inside. We are available for whomever gets to be calling us. The part that I do know that the exact same day that you sent an email to Juliana we came to this community.

Ms. Duque: You sent me a text. I talked to Luis and I came with Luis to the property.

Mr. Hernandez: We were in a meeting and we came to this community to see what was going on in the club area. Since then I have texting. I was able to talk to Joe Pritchard and confirm that in fact he has the equipment. So now if the board wants for us to be responsible for all those matters we can make arrangements to do so but I don't think that is how we have the entire process being set for.

Ms. Vazquez: I wasn't at this meeting but looking back at the minutes when it is asked when the equipment is going to be delivered, Juliana is the one that says the 10th. So she was the one who made the arrangements for the equipment to be delivered. This didn't come from Christina. Christina didn't call the vendor. She wasn't the one who got the quote from the vendor. She wasn't the one who initiated this whole process. This was set up by Juliana so it is only my assumption that Juliana would have been the one who was here on the date that it says. Now again this goes back to a grey area that now all of the sudden it is said that if you want us to do it in the future I think it should have been that way in the past. I mean I think it is common sense if I prepare a quote and I give you the quote and the board approves the quote then I initiate the following through of the quote.

Mr. Hernandez: Correct, that is fine. If we are going to be taking that approach. If the delivery was being made on the 9th instead of the 10th and that becomes an issue why

it was accepted on that date? Why no one from the club called us inquiring what was taking place.

Ms. Vazquez: Ok. Again that is a question that can be asked at a meeting when Christina is here but Ana has stated for the record that she contacted Juliana. So you guys were notified. Whether it was Christina or whether it was Ana who was standing next to each other. Yes we can determine that question at the next meeting but I think right now you guys knew that the equipment was being delivered and yes you came in the afternoon but you guys scheduled this so I guess that is where we are.

Mr. Hernandez: We scheduled it for the 10th.

Ms. Vazquez: And your vendor showed up on the wrong day.

Mr. Hernandez: Why did the club personnel allow someone to come and make a delivery without notifying?

Ms. Vasquez: Again that is a question we can ask at the next meeting.

Ms. Oliveira: But in all fairness and just again we can talk about if forever. If they were scheduled to come on the 10th and they came on the 9th Christina may be thinking ok maybe they made arrangements to come a day early and they didn't let me know so she was just trying to accommodate the situation. So with that being said, yes there should be some communication between the two. All that transpired, you weren't advised that they were there, we just need to know who told the vendor to take the equipment. That is the basis of the situation. We know where it is.

Mr. Pawelczyk: I agree.

Ms. Oliveira: The way the system works, it works, it is just a couple of instances that didn't work out like this one. That is all that we need to find out.

Ms. Vazquez: I think at the same time it goes back to my initial question where we need to have that definition over who has that authority. If you are saying on the record right now that Christina has the full authority to get the quotes that she needs to run this club and give them to you then I think that is what the board needs to know. As I said earlier that is not how it ran in the past so I just want to make sure that if we are going on

November 28, 2016

Lakes by the Bay South CDD

the record and that is the case then it is going to run like that and it is not going to be questioned in the future.

Mr. Hernandez: It has always been my understanding that is the way it runs.

Ms. Vazquez: It didn't and it hasn't, that is why I just want clarification that moving forward we are saying that whoever the manager is has that authority to get the quotes that are needed to run the club and give them to you for the board to decide.

Mr. Hernandez: Although in the broad statement that you are making there needs to be made some clarifications. For instance if you have that the pump for the jacuzzi gets to be broken and the entire pump is around \$5,000, I am not going to be making that determination. I am going to be bringing that to the board because it is an amount that is significant.

Ms. Vazquez: I am talking about the funds, I am talking about the actual proposal. Who is it that goes and gets a proposal? That is my question, not the amount of money.

Mr. Hernandez: The club manager. We have been asking the club manager.

Ms. Vazquez: And it is on the record.

Ms. Rodriguez: Legally.

Mr. Pawelczyk: This is not legal. I do a lot of this with a lot of clubhouses, CDD's and with different management companies. It is not authority to get a proposal, it is a responsibility. Under the agreement they are responsible to get the quotes. But at the same time I consider myself part of this team with these guys and with the board. We are a team so sometimes the team needs to work together. In this case it was the fitness equipment. They went out and were able to get a good deal as Danny indicated, negotiated a good agreement and there was a communication breakdown. That is my objective. That is what I think happened. There is other instances in the pool. Let's say there is a pool issue. If it is something as important as that and Memorial Day is coming up or something and we didn't get this done I think they both need to work together to find a way to get it done. I think that is what you want right?

Ms. Vazquez: Agreed.

Mr. Pawelczyk: I think from a responsibility standpoint if you as a board come back and say we want to get quotes for furniture refinishing. That is Christina. If it is an emergency situation or something I think we need to remember don't draw that hard line. I think the additional responsibility is them but sometimes I think a team effort is needed to come up with the best solution for the board especially Christina often times can say Juliana could you help me with this. Do you have vendors that do this? Can you contact that vendor? I am sure that has happened in the past. I know it has happened in other communities because they want to get the best deal or the best solution for the district. We were talking about putting in an enclosure over there. Maybe that is not Christina's forte in getting that enclosure maybe that is something that they need to communicate and determine who is going to bring that quote or help get quotes to you guys so that you have a good selection. I think Melissa what you are trying to do, I don't want to put words in your mouth, is look at that initial responsibility for clubhouse quotes is First Service but I don't want to draw a hard line, that is the only way it can happen unless you guys tell me differently. But I think just what I have seen sometimes it is in the better interest of Christina, Juliana, and Luis is to talk and come up with something that you guys want.

Ms. Vazquez: I agree. I think in the past the hard line was drawn the other way. I think it interfered with allowing the manager the opportunity to get the quotes that the board might have been requesting. So that is why I wanted that clarification for the board so that we all know where we stand and who to talk to.

Mr. Pacetti: Luis just one thing with what Mike was just saying. I called the other day to talk to Christina about the lights in the center from the monument to the guard house weren't working. I asked her has anybody reported this. Yes somebody reported it, I think Juliana knows about it but I am not sure what happened. My point is the communication needs to be a lot better. I think not only because of this situation with the equipment but with that situation with the lights. If it goes from Christina to Juliana to you or whatever it seems like there is no communication or an email or a phone call as far as this is what is going on or happened. I am just saying because she told me yes I think

somebody reported it a couple days ago. It got fixed but still I think there needs to be better communication.

Mr. Hernandez: And I completely agree on the part of the communication side. The part that I can tell you that from my side and I can only speak for myself, I try to be as proactive in communicating as I can. The other part that I can tell you is from the GMS side we try to be as close as we can to all of our communities. You have seen it in the past. Typically the idea is you only report to one individual as part of the team and then the entire team is supposed to know what is going on. So it's sad to me the fact that someone is receiving that information and is saying that it took several days for that to be fixed especially when we have specific things in the contract for the lighting service that they are supposed to be giving services in a certain time. So far it is my understanding they have been extremely cautious in following what we have been asking them. So let me work in improving that communication. That is the only part that I can promise you and let's see what else can be done so that communication needs to be taking place. Anything else that needs to be discussed? So can you continue with Christina's report?

Ms. Duque: First Service Residential is going to be sponsoring the food items for the holiday event on December 10th. She also has three different proposals, which one took place already because there was a broken light on the backflow preventer that is the last document that you will see on her package. That was \$313.09. That took place already. Then you have two other proposals, one is to remove and replace the 38 door knobs through the clubhouse and that is for a total of \$2,695. That work will be performed by Site Maintenance. You also have another proposal from Site Maintenance in the amount of \$1,195.15. That is to remove and replace the 11 door closers with aluminum finish. I don't know if you would like to add anything to her report.

Ms. Rodriquez: Can I ask a question? We have one proposal, are we supposed to get three for each of these items?

Mr. Hernandez: I would say that ideally yes. In practice it has been so abused right now getting three quotes pending on the amount of what you are going to be facing or not is becoming extremely difficult. So we try and get as many as we can. Sometimes we are

just limited as to how many we are able to obtain. Then we take advantage is we compare it to similar type of services that have been provided in the past to get a determination if the amount that is being presented is reasonable or not.

Ms. Duque: That vendor has worked for us before. Their service prices are always fair so I believe that is why Christina went to them.

Mr. Dinicola: Now this is the commercial grade stuff?

Ms. Jo: No it is not the commercial grade. I checked with the vendor itself and I think we are good to go with the grade that they are offering. The quantity of locks that we are using I think they are good enough to be used here at the clubhouse. The commercial is three or four times more expensive which I don't think it is worth it. Even the locks we have right now they are the same residential grade knobs. I think we are ok with using these knobs.

Mr. Dinicola: Ok.

Ms. Rodriguez: Are we as board members expected to contact these vendors such as Ana has done to inquire about locks?

Mr. Hernandez: No since you are coming new to the project it is often when an item gets to be presented its gets to the delicate state to defining which one you would like. Do you prefer glass, plastic and so on and so forth? When it comes to the esthetics of an item it is usually the board gets to be appointing a particular individual to go and define what is the one that fits the best for the particular instance that we are facing. So at this point Ana had been appointed to get with the vendor and find which one is the one she believed matched with the esthetics of the club and define what needs to be provided. That is the reason why she is providing it.

Mr. Pawelczyk: The board spends time looking at the scope of whatever you are doing. You can't all do it together. Ana can't work with Melissa and say let's go to this community and let's talk about what locks are best. Ana has played a big role in that. Looking at the Christmas decorations, you do the legwork and then bring it back to the board. Ana has done some legwork on the locks. That doesn't mean you as a board member or Bill can say I don't necessarily agree with this, I would like you to look at this.

But she kind of does the labor to get things moving rather than have Christina or Luis bring something forward. That might not be what the board wants so it is a good way to get perspective of a resident.

Mr. Dinicola: Last meeting I brought up those two questions between the commercial grade and the residential. Is it going to hold up? Sounds like she went back and confirmed that they are so it kind of works with what we have.

Mr. Pawelczyk: Your job as a board member really is to receive what is presented to you and look at it. Unfortunately this was not in the package so you didn't have the opportunity to look at it and you are not privy to the discussion we had at the last meeting. That is really your role unless you are asked to do it by the board to go meet with the vendor and talk to them about Christmas or holiday decorations.

Mr. Hernandez: So based on what we have been presented and based on my understanding there are two proposals to be door knobs or oh this is for something else.

Ms. Duque: One is for the handles and one is for the top.

Mr. Hernandez: So if the board is ready to consider those proposals or if there is any other questions you may have let me know so that we can bring that up later.

Ms. Vazquez: I am ok with it.

Mr. Hernandez: So I will just present for consideration the first one that I have is invoice is 42620-B and it is for removal of the handles and a total amount of \$2,695. It is being presented by Site Maintenance. If the board is ok with it a motion to approve would be in order.

On MOTION by Ms. Vazquez seconded by Ms. Jo with all in favor accepting the proposal from Site Maintenance in the amount of \$2,695 for removal and replacement of 38 handles in the clubhouse was approved.

Mr. Hernandez: The next item that I have for consideration is coming from the same company and it is in regard to replace the door closers with aluminum finish and it is in

the total amount of \$1,195.15. If the board feels that this is an item to be approved a motion would be in order.

On MOTION by Ms. Vazquez seconded by Ms. Jo with all in favor accepting the proposal from Site Maintenance in the amount of \$1,195.15 for 11 door closures was approved.

Mr. Hernandez: The last item that I have is to ratify. This action has already been taken. This is one of the actions I would be approving without coming to the board. We had a leak and because of that leak the water was going to the roof. We just went and fixed it. The total cost for fixing it was \$313.09. So a motion to ratify would be in order.

On MOTION by Ms. Vazquez seconded by Ms. Jo with all in favor ratifying the repair to the broken line in an amount of \$313.09 to Dedicated Property Services was approved.

Mr. Hernandez: Anything else from the club manager's report? Not having anything else can you just move on to the field manager?

D. Field Manager - Monthly Report

Ms. Duque: Under the field manager report I have to let everyone know that the tree trimming and mulch was commenced. The work that they were supposed to finalize before Thanksgiving was not finalized. They still have a small area that they needed to mulch. That is on the main road going towards 88th Street. Also some areas they installed the breakers. We have been in communication with Robert and Robert let us know that all of that work is going to be completed by the end of this week. I have some other items that I have pending. We are going to be discussing all of them during our workshop. Just to let everyone know I have been in contact with the Special Lighting District in reference to our guardhouses and the painting project. Hopefully we will cross our fingers that will be something that will be passed to us. I am not 100% yet but that is a work in progress. Also all of the Christmas decorations was completed. The crew has been servicing the

community. I think compared with last year they are doing excellent work. Every time we have any issues they come within 12 hours. That has been the most that I have seen. So I think that is positive. Sometimes they come, fix something and something else got broken the same day. Those are the hiccups that are part of the decorations. I think that is pretty much it. I do need to inform that the banners, we counted 18 banners, we need two banners. So CDI is helping us with those two banners but everything else went smoothly as we expected. Nothing else. All of the other items we are informing them during our workshop session because that is going to need direction and discussion on your side. We have meetings with the town of Cutler Bay and that is part of the discussion. That is it.

Ms. Vazquez: I just want to make a comment regarding the Christmas lights. I wanted to praise Ana for all her hard work that she did in designing the lights, not listening to me because I was against the elves all together but I have heard nothing but compliments about the elves. Every single person is saying how this is the best year that we have had. So hats off to Ana. Thank you very much for ignoring recommendations. You did a great job with everything.

Ms. Jo: I also want to clarify that yes it is true CDI performance for the year has been great. All of the times I have reported to Juliana that the lights are off they are fixed within 24 hours. Everything has worked much better than last year.

Mr. Pawelczyk: I think also just for Elaine we talk about CDI. This is a good instance of having a board liaison for the CDI contract. Having her as the watchful eye with Juliana as the field manager I think helps guarantee better performance by the contractor. Don't you since you are board involved?

Ms. Vazquez: She is very tough.

Mr. Pawelczyk: Tough in a good way. That is a good example of having someone from the board involved so they have someone to answer to so they don't get lazy.

E. CDD Manager

Mr. Hernandez: So moving forward as the CDD manager the only part that I want to require of the board is that this week we are going to be entering December and in

December we have a special meeting. It will not be the regular meeting that we typically have. We have advertised to take a meeting on December 19th which is also a Monday but it is going to be prior to the typical normal meeting that we normally have. So I just wanted to remind the supervisors that is what is going to be taking place unless anyone has any issues or concerns.

Segment II - Workshop Section:

- ~Discussion of Clubhouse Improvements and Potential Projects
- ~Discussion on Cameras and Consideration of Proposals
 - 1) Envera
 - 2) Control Communications
- ~Discussion on Linear Park
- ~Discussion on Preserve Maintenance Responsibilities
- ~Discussion on West Side Overgrowth Maintenance
- ~Discussion on Termination of Mainguy

Segment III:

SEVENTH ORDER OF BUSINESS

**Authorization or Approvals
Requiring Board Action for
Items Discussed During
Workshop**

Mr. Hernandez: Let's move back to segment 3. I don't have anything that the board needs to approve. So I will just move forward.

EIGHTH ORDER OF BUSINESS

Financial Reports

- A. Approval of Check Run Summary
- B. Balance Sheet and Income Statement

Mr. Hernandez: Last item to be presented is financial reports. You will find in section 8, you will find in tab A the check run summary and in tab B the balance sheet and income statement. Unless anyone has any questions in regards to the financials.

Ms. Jo: Just one quick question. This check went, it says use of floater water meter?

Mr. Hernandez: We have to empty the pool to do a repair and that was a float that you need to be connecting so that put the water faster. If you use a regular hose it would be taking anywhere from 7 to 8 days. By using this system it takes less than a day. That is the cost basically that you pay for the water.

Ms. Jo: Ok.

Mr. Hernandez: With that being said any other questions? If not a motion to approve.

On MOTION by Ms. Vazquez seconded by Ms. Jo with all in favor the Check Run Summary and Balance Sheet and Income Statement were approved.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Hernandez: Moving forward any other supervisor requests? I want to indicate for the record that we have no audience. Unless anyone has other district business to discuss a motion to adjourn would be in order.

TENTH ORDER OF BUSINESS

Adjournment

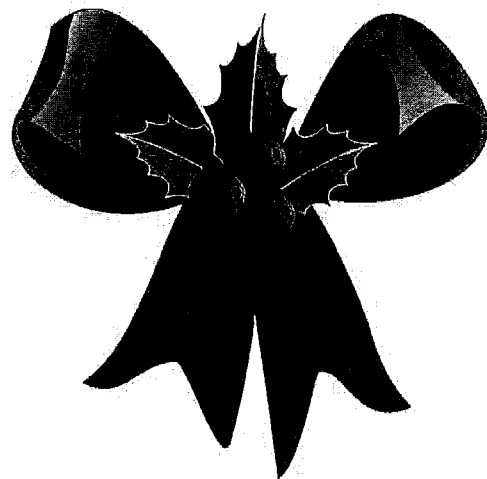
On MOTION by Ms. Vazquez seconded by Ms. Jo with all in favor the meeting was adjourned.

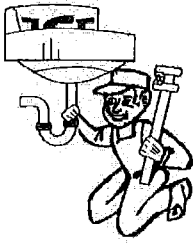
Assistant Secretary/ Secretary

Chairman / Vice Chairman

Lakes by the Bay CDD ISLES AT BAYSHORE CLUBHOUSE Managers' Report December 2016

- **Pending:** Site Maintenance will start the installation of changing of the door handles and door closers after the holidays. (January 2017)
- **Pending:** All Star electric to install the exterior lights at the clubhouse to be expected to start by December 15, 2016.
- **Pending:** Aqua Blue Lighting to install the LED Landscape lights at the clubhouse starting December 10, 2016.
- Manager had all four shower heads at the pool area replaced due to the shower valves on two were leaking water and needed to be replaced. The cost was \$588.50 to have Bob's Plumbing make the replacement and repairs on November 15, 2016.
- Manager is prepared for the holiday event on Saturday, December 10, 2016. Manager will advise the Board at the next meeting on the outcome and attendance.





Bob's
Plumbing Co., Inc.
 "Established 1958"

4055 S. W. 89th Avenue
 Miami, FL 33165
 Phone # 305-229-9932
 Fax # 305-229-9665
 bobsplumbingco@yahoo.com

Invoice

Date	Invoice #
11/18/2016	82309

*Uploaded to GMS
 12/15/16*

Bill To
Lakes by the Bay South, CDD 21864 SW 93 Path Miami, FL 33190

P.O. No.	Terms	Rep
	COD	

Quantity	Description	Rate	Amount
	Came out to look at pool showers. Need to replace all 4 pool shower chain valves. Ordered parts and returned another day to install.		
4	PULL SHOWER VALVES	64.00	256.00
4	SHOWER ARMS	5.00	20.00
4	SHOWERHEAD	12.50	50.00
	LABOR (MARK)	262.50	262.50
Licensed & Insured CC#0000415 FL #CF-C055672		Total	\$588.50

FIELD SUPERVISOR REPORT

Lakes By The Bay South
Community Development District

Isles of Bayshore

Field Supervisor: Juliana Duque Date: December 19, 2016 Report: Field Report

LANDSCAPE

- Regular trimming, mowing, and wet check service was provided by vendor. Concerns in reference to the irrigation system at the Waterways entrance was passed to Field Supervisors. Items were addressed by Mainguy
- Weeds within the District were sprayed.
- Washingtonian Palms were pruned.
- Mulch was installed.
- Remove seed pods from palms throughout the District.
- Filed Supervisor have been in contact with Mainguy in reference to the new annuals.



LAKES

- Lake Management including algae, border grass and aquatic weed control as well as mitigation including invasive plant control was taken care of by District's vendor, Lake and Wetland Management, Inc.
- Service was provided as per contract.

LIGHTING

- Light fixtures at the clubhouse monument entrance walls were replaced. Field Supervisors contacted Special Lighting District again in reference to light pole on ground at the new exercise park.

COMMENTS – PENDING ITEMS

- Regular drives were done by District's Field Supervisor.
- Field Supervisors have been in contact with Special Lighting District in reference to the guard houses and the painting project. Broken light at the new exercise park was reported to the Special Lighting District.
- Community is being serviced by the crew in charge of the holiday decoration. All concerns have been addressed in a timely manner.
- Field Supervisor met with Etienne Bejarano from Town of Cutler Bay Department of Public Works in reference to the maintenance of area at the Exercise Park. Cleaning of the area was completed. Awaiting on updates in reference to the fence. Meeting will take place onsite
- Field Supervisor has requested proposals from different landscaping companies. Onsite meetings have taken place.
- Field Supervisor met with Jim Happel Regional Sales Manager of Virtual Guard, Inc. Proposal for new cameras will be presented at the meeting. Representative will be at the meeting.
- Field Supervisor met with Theodore M. Belloise Senior Security Consultant of Envera Systems/Next Generation Security. Proposal for new cameras will be presented at the meeting. Representative will be at the meeting.
- Field Supervisor contacted Electrician for the electrical work at the New Exercise Park. Awaiting on estimate.
- Landscape scope of work discussion. Workshop Section.



**Lakes by the Bay South
Community Development District**

*Check Run Summary
December 19, 2016*

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
12/2/2016	1968-1985	\$585,104.70
Total		<u><u>\$585,104.70</u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/02/16	00149	11/16/16	2213	201611	320	53800	49100		RPL MONUMENT LIGHTS ALL STAR ELECTRICAL SERVICES, INC.	*	800.00	800.00	001968
12/02/16	00128	11/08/16	4077	201610	310	51300	31100		SERVICE THRU 10/31/2016 ALVAREZ ENGINEERS, INC.	*	780.00	780.00	001969
12/02/16	00054	12/01/16	4339	201612	320	57200	46002		DEC 2016 - JANITORIAL SVC AMERICA SERVICE INDS.	*	2,804.72	2,804.72	001970
12/02/16	00039	10/31/16	137759	201610	310	51300	31500		SERVICE THRU 10/31/2016 BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	4,025.10	4,025.10	001971
12/02/16	00120	12/01/16	30041	201612	320	57200	45300		DEC 2016 - POOL SERVICES BLUE MAGIC POOL SERVICES	*	3,200.00	3,200.00	001972
12/02/16	00061	11/21/16	0384237-	201612	320	57200	41005		SERVICE THRU 12/24/2016 COMCAST	*	255.54	255.54	001973
12/02/16	00074	12/01/16	656046	201612	320	57200	34500		SERVICE THRU 12/31/2016 ENVERA	*	1,247.55	1,247.55	001974
12/02/16	00002	11/22/16	56194287	201611	310	51300	42000		DELIVERIES THRU 11/22/16 FEDEX	*	14.69	14.69	001975
12/02/16	00126	11/23/16	30273	201611	320	57200	46001		SERVICES ON 11/23/2016 THE FITNESS SOLUTION, INC.	*	75.00	75.00	001976
12/02/16	00016	12/01/16	242	201612	310	51300	34000		DEC 2016 - MGMT FEES	*	4,388.17		
		12/01/16	242	201612	310	51300	31300		DEC 2016 - DISSEMINATION	*	458.33		
		12/01/16	242	201612	310	51300	51000		DEC 2016 - OFFICE SUPPLY	*	35.00		
		12/01/16	242	201612	310	51300	42000		DEC 2016 - POSTAGE	*	14.38		
		12/01/16	242	201612	310	51300	42500		DEC 2016 - COPIES	*	97.00		

LBS LAKES BAY STH SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		12/01/16	242	201612	310-51300-41000				*	15.11		
			DEC 2016					TELEPHONE				
		12/01/16	243	201612	320-53800-34000				*	2,042.50		
			DEC 2016					FIELD SERVICES				
GOVERNMENTAL MANAGEMENT SERVICES -											7,050.49	001977
12/02/16	00143	11/23/16	19745663	201612	320-57200-42500				*	217.77		
			DEC 2016					RICOH COPIER				
GREATAMERICA FINANCIAL SVCS.											217.77	001978
12/02/16	00034	9/01/16	3099	201609	320-53800-46800				*	1,169.00		
			SEPT 16					LAKE MAINT				
		10/03/16	3189	201610	320-53800-46800				*	1,169.00		
			OCT 2016					LAKE MAINT				
LAKE & WETLAND MANAGEMENT, INC.											2,338.00	001979
12/02/16	00086	12/02/16	12022016	201612	300-20700-10000				*	302,666.25		
								TXFER OF TAX RCPTS				
LAKES BY THE BAY SOUTH CDD											302,666.25	001980
12/02/16	00115	12/02/16	12022016	201612	300-20700-10000				*	224,175.59		
								TXFER OF TAX RCPTS				
LAKES BY THE BAY SOUTH CDD											224,175.59	001981
12/02/16	00044	11/18/16	20071	201611	320-53800-46201				*	8,750.00		
								INSTALL MULCH GOLD				
		11/18/16	20071	201611	320-57200-46200				*	2,000.00		
								INSTALL MULCH GOLD				
		11/18/16	20072	201611	320-53800-46203				*	6,480.00		
								NOV 2016 - TRIM SHADE				
		11/18/16	20072	201611	320-57200-46200				*	500.00		
								NOV 2016 - TRIM SHADE				
		12/01/16	20091	201612	320-53800-46200				*	12,228.00		
								DEC 2016 - LANDSCAPE MAIN				
		12/01/16	20091	201612	320-53800-46210				*	709.00		
								DEC 2016 - LANDSCAPE MAIN				
		12/01/16	20091	201612	320-57200-46200				*	2,362.50		
								DEC 2016 - LANDSCAPE MAIN				
MAINGUY LANDSCAPE SERVICES											33,029.50	001982
12/02/16	00114	11/16/16	11120-00	201611	320-57200-34501				*	94.00		
								PERMIT #11120-00047				
MIAMI-DADE FIRE RESCUE DEPARTMENT											94.00	001983
12/02/16	00123	11/30/16	42620-C	201611	320-57200-46000				*	1,347.50		
								DEP DOOR KNOB REPLACEMENT				

LBS LAKES BAY STH SROSINA

AP300R
*** CHECK NOS. 001968-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/12/16
LAKES BY THE BAY SOUTH CDD-GF
BANK A GENERAL FUND

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		11/30/16 42670-A	201611 320-57200-46000		DEPOSIT FOR DOOR CLOSURE	*	598.00	
					SITE MAINTENANCE			1,945.50 001984
12/02/16 00062		11/28/16 4999	201611 320-57200-46004		CLEAN INDOOR AND OUTDOOR	*	385.00	
					UNITECH-AIR CO. AIR CONDITIONING			385.00 001985
					TOTAL FOR BANK A		585,104.70	
					TOTAL FOR REGISTER		585,104.70	

LBS LAKES BAY STH SROSINA

**LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts
Fiscal Year 2017

TOTAL ASSESSMENT LEVY							\$1,095,925.31	\$1,716,922.40	\$1,271,671.67	\$4,084,519.38
							ASSESSED THROUGH COUNTY			
							26.83%	42.03%	31.1339%	100.00%
							36300.10000	36300.10000	36300.10000	
DATE	DESCRIPTION	GROSS AMOUNT	DISC/PENALTY	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	2012 DSF Portion	2014 DSF Portion	Total
11/17/2016	06/01/16-11/01/16	\$6,930.43	\$363.82	\$65.67	\$0.00	\$6,500.94	\$1,744.28	\$2,732.66	\$2,024.00	\$6,500.94
11/17/2016	11/01/16-11/07/16	\$142,422.88	\$5,696.91	\$1,367.26	\$0.00	\$135,358.71	\$36,318.36	\$56,897.86	\$42,142.49	\$135,358.71
11/25/2016	11/08/16-11/17/16	\$608,350.46	\$24,333.81	\$5,840.16	\$0.00	\$578,176.49	\$155,131.65	\$243,035.73	\$180,009.10	\$578,176.49
TOTAL		\$757,703.77	\$30,394.54	\$7,273.09	\$0.00	\$720,036.14	\$193,194.29	\$302,666.25	\$224,175.59	\$720,036.14

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$1,095,925.31	26.8312%	\$193,194.29	(\$193,194.29)	\$0.00
2012 DEBT SERVICE	\$1,716,922.40	42.0349%	\$302,666.25	\$0.00	\$302,666.25
2014 DEBT SERVICE	\$1,271,671.67	31.1339%	\$224,175.59	\$0.00	\$224,175.59
TOTAL	\$4,084,519.38	100.00%	\$720,036.14	(\$193,194.29)	\$526,841.85

18.55% Gross Collections
\$3,326,815.61 Gross Balance Due

\$302,666.25 001.300.20700.10000 V#86
\$224,175.59 001.300.20700.10000 V#115

TRANSFERS TO DEBT SERVICE:			
DATE	CHECK #	2012A AMOUNT	2014A AMOUNT
TOTAL		\$0.00	\$0.00
Amount due:		\$302,666.25	\$224,175.59

LAKES BY THE BAY SOUTH

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

November 30, 2016

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS:				
Cash	\$729,527	---	---	\$729,527
Petty Cash	\$654	---	---	\$654
Due From Other Funds	\$35,949	\$526,921	---	\$562,870
Investment - SBA - Surplus	\$1,030,577	---	---	\$1,030,577
Investment - SBA - Field Reserves	\$184,929	---	---	\$184,929
Investment - SBA - Clubhouse Reserves	\$154,177	---	---	\$154,177
Series 2012 Investments:				
Reserve A	---	\$824,569	---	\$824,569
P & I Account	---	\$3	---	\$3
Interest	---	---	---	\$0
Revenue A	---	\$2,106	---	\$2,106
Sinking Construction	---	\$1	---	\$1
	---	---	\$2	\$2
Series 2014 Investments:				
Reserve A	---	\$150,068	---	\$150,068
Interest A	---	\$11	---	\$11
Revenue A	---	\$27,178	---	\$27,178
Sinking A	---	\$6	---	\$6
Construction	---	---	\$446,444	\$446,444
Prepaid Expenses	\$200	---	---	\$200
TOTAL ASSETS	\$2,136,012	\$1,530,861	\$446,446	\$4,113,320
LIABILITIES:				
Accounts Payable	\$27,456	---	---	\$27,456
Due to Other Funds	\$527,121	---	\$35,749	\$562,870
TOTAL LIABILITIES	\$554,577	\$0	\$35,749	\$590,326
FUND BALANCES:				
Nonspendable:				
Prepaid items and deposits	\$200	---	---	\$200
Restricted:				
Debt Service	---	\$1,530,861	---	\$1,530,861
Capital Projects	---	---	\$410,697	\$410,697
Assigned	\$173,348	---	---	\$173,348
Unassigned	\$1,407,887	---	---	\$1,407,887
TOTAL FUND BALANCES	\$1,581,436	\$1,530,861	\$410,697	\$3,522,994
TOTAL LIABILITIES & FUND BALANCES	\$2,136,012	\$1,530,861	\$446,446	\$4,113,320

LAKES BY THE BAY SOUTH

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2016

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/16	ACTUAL THRU 11/30/16	VARIANCE
REVENUES:				
Maintenance Assessments	\$1,045,399	\$193,194	\$193,194	\$0
Interest Income	\$500	\$83	\$2,061	\$1,978
Rental Income	\$5,000	\$833	\$1,900	\$1,067
Membership Cards	\$0	\$0	\$530	\$530
User Fees-Non Resident	\$0	\$0	\$3,011	\$3,011
Miscellaneous Income	\$0	\$0	\$129	\$129
TOTAL REVENUES	\$1,050,899	\$194,111	\$200,825	\$6,714
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$2,000	\$800	\$1,200
FICA Taxes	\$918	\$153	\$61	\$92
Engineering	\$10,000	\$1,667	\$780	\$887
Arbitrage Calculation	\$2,500	\$417	\$0	\$417
Dissemination	\$5,500	\$917	\$917	\$0
Attorney	\$40,000	\$6,667	\$4,025	\$2,642
Annual Audit	\$6,400	\$1,067	\$0	\$1,067
Trustee Fees	\$13,145	\$2,191	\$0	\$2,191
Management Fees	\$52,658	\$8,776	\$8,776	(\$0)
Telephone	\$200	\$33	\$0	\$33
Postage	\$300	\$50	\$48	\$2
Printing & Binding	\$1,500	\$250	\$407	(\$157)
Insurance	\$11,877	\$11,877	\$11,005	\$872
Legal Advertising	\$750	\$125	\$75	\$50
Other Current Charges	\$500	\$83	\$99	(\$16)
Property Taxes	\$100	\$100	\$3	\$97
Office Supplies	\$250	\$42	\$18	\$24
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE EXPENDITURES	\$158,773	\$36,589	\$27,189	\$9,399
FIELD EXPENDITURES:				
Field Management	\$24,510	\$4,085	\$4,085	\$0
Landscape Maintenance	\$163,040	\$27,173	\$24,456	\$2,717
Landscape-Extra to Contract	\$50,000	\$8,333	\$0	\$8,333
Mulch	\$21,500	\$8,750	\$8,750	\$0
Tree Trimming	\$6,480	\$6,480	\$6,480	\$0
Lake Maintenance	\$14,400	\$2,400	\$2,169	\$231
Lake Debris Removal	\$1,000	\$167	\$0	\$167
Mitigation Maintenance	\$2,028	\$338	\$169	\$169
Contingency	\$20,000	\$3,333	\$800	\$2,533
Pet Stations	\$2,726	\$454	\$0	\$454
Pressure Washing	\$15,000	\$13,525	\$13,525	\$0
Website Maintenance	\$3,000	\$500	\$0	\$500
Culvert Inspection	\$12,800	\$12,800	\$18,435	(\$5,635)
Reserves	\$50,000	\$8,333	\$0	\$8,333
Landscape Maintenance-Sidewalk	\$13,995	\$2,332	\$1,418	\$914
Holiday Lighting	\$35,352	\$5,892	\$1,206	\$4,686
Special Projects	\$30,000	\$5,000	\$0	\$5,000
TOTAL FIELD EXPENDITURES	\$465,831	\$109,897	\$81,493	\$28,404

LAKES BY THE BAY SOUTH

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2016

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/16	ACTUAL THRU 11/30/16	VARIANCE
<u>CLUBHOUSE EXPENDITURES:</u>				
Access Control	\$3,500	\$2,310	\$2,310	\$0
Alarm Monitoring	\$5,000	\$833	\$94	\$739
Pool Monitoring	\$14,971	\$2,495	\$2,495	\$0
Air Conditioning Maint Contract	\$2,100	\$350	\$385	(\$35)
Fitness Equipment Maintenance	\$5,000	\$833	\$462	\$371
Electric	\$37,000	\$6,167	\$4,863	\$1,304
Cable/Internet Services	\$3,775	\$629	\$511	\$118
Insurance	\$24,519	\$24,519	\$21,795	\$2,724
Janitorial Maintenance	\$34,464	\$5,744	\$5,609	\$135
Janitorial Supplies	\$5,000	\$833	\$0	\$833
Landscape Maintenance	\$31,750	\$5,292	\$7,225	(\$1,933)
Landscape Replacement	\$5,000	\$833	\$1,804	(\$970)
Porter - Handyman	\$5,400	\$900	\$0	\$900
Office Equipment Maintenance	\$4,560	\$760	\$438	\$322
Management Fees	\$26,383	\$4,397	\$4,573	(\$176)
Office Supplies/Clubhouse Supplies	\$2,000	\$333	\$174	\$159
Onsite Club Management Fees	\$61,875	\$10,313	\$10,727	(\$415)
Onsite Club Facilitator	\$139,742	\$23,290	\$14,576	\$8,714
Seasonal Staff	\$2,835	\$473	\$0	\$473
Pest Control	\$1,000	\$167	\$110	\$57
Pool & Spa Maintenance	\$45,000	\$7,500	\$7,675	(\$175)
Repairs and Maintenance	\$30,000	\$5,000	\$2,344	\$2,656
Special Events	\$3,600	\$600	\$1,150	(\$550)
Telephone	\$3,500	\$583	\$358	\$225
Trash Collection	\$1,000	\$167	\$0	\$167
Water & Sewer	\$11,000	\$1,833	\$0	\$1,833
Window Cleaning/Pressure Cleaning	\$5,400	\$900	\$0	\$900
Holiday Lighting	\$16,000	\$2,667	\$684	\$1,982
Contingency	\$15,000	\$2,500	\$850	\$1,650
Capital Reserve	\$53,271	\$8,878	\$0	\$8,878
TOTAL CLUBHOUSE EXPENDITURES	\$599,644	\$122,100	\$91,213	\$30,887
TOTAL EXPENDITURES	\$1,224,248	\$268,585	\$199,895	\$68,690
EXCESS REVENUES (EXPENDITURES)	(\$173,348)		\$930	
FUND BALANCE - Beginning	\$173,348		\$1,580,506	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$1,581,436</u>	

LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT

SERIES 2012
DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2016

	ADOPTED BUDGET	PRORATED THRU 11/30/16	ACTUAL THRU 11/30/16	VARIANCE
REVENUES:				
Assessments - On Roll	\$1,631,961	\$302,666	\$302,666	\$0
Interest Income	\$0	\$0	\$417	\$417
TOTAL REVENUES	\$1,631,961	\$302,666	\$303,083	\$417
EXPENDITURES:				
<i>Series 2012A</i>				
Interest - 11/1	\$620,694	\$620,694	\$620,694	\$0
Principal - 11/1	\$405,000	\$405,000	\$405,000	\$0
Interest - 5/1	\$610,569	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,636,263	\$1,025,694	\$1,025,694	\$0
OTHER SOURCES/USES				
Interfund Transfer	\$14,318	\$2,386	\$0	(\$2,386)
TOTAL OTHER	\$14,318	\$2,386	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$10,016		(\$722,611)	
FUND BALANCE - Beginning	\$1,026,320		\$1,852,000	
FUND BALANCE - Ending	\$1,036,336		\$1,129,390	

LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT

SERIES 2014
DEBT SERVICE FUND

*Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2016*

	ADOPTED BUDGET	PRORATED THRU 11/30/16	ACTUAL THRU 11/30/16	VARIANCE
REVENUES:				
Assessments - On Roll	\$1,208,092	\$224,176	\$224,176	\$0
Interest Income	\$0	\$0	\$125	\$125
TOTAL REVENUES	\$1,208,092	\$224,176	\$224,301	\$125
EXPENDITURES:				
<i>Series 2014A</i>				
Interest - 11/1	\$370,425	\$370,425	\$370,425	\$0
Interest - 5/1	\$370,425	\$0	\$0	\$0
Principal - 5/1	\$455,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,195,850	\$370,425	\$370,425	\$0
OTHER FINANCING SOURCES AND USES				
Interfund Transfer	(\$14,318)	(\$2,386)	\$0	\$2,386
TOTAL OTHER FINANCING SOURCES AND USES	(\$14,318)	(\$2,386)	\$0	\$2,386
EXCESS REVENUES (EXPENDITURES)	(\$2,076)		(\$146,124)	
FUND BALANCE - Beginning	\$397,266		\$547,596	
FUND BALANCE - Ending	<u>\$395,190</u>		<u>\$401,472</u>	

**LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2017**

<i>Series 2012, Special Assessment Bonds</i>		
Interest Rate;	5.00%	
Maturity Date:	11/1/2024	
Interest Rate;	5.25%	
Maturity Date:	11/1/2033	
Interest Rate;	5.75%	
Maturity Date:	5/1/2042	
Bonds outstanding - 9/30/2016		\$22,780,000.00
Less:	November 01, 2016 (Mandatory)	(\$405,000.00)
Current Bonds Outstanding		\$22,375,000.00

<i>Series 2014, Special Assessment Bonds</i>		
Interest Rate:	5.125%	
Maturity Date:	5/1/2024	\$5,210,000.00
Interest Rate:	5.625%	
Maturity Date:	5/1/2034	\$9,180,000.00
Bonds outstanding - 9/30/2016		\$13,560,000.00
Less:	May 1, 2017 (Mandatory)	\$0.00
Current Bonds Outstanding		\$13,560,000.00

Total Current Bonds Outstanding		\$35,935,000.00
--	--	------------------------

LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT

SERIES 2012
CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2016

	ADOPTED BUDGET	PRORATED THRU 11/30/16	ACTUAL THRU 11/30/16	VARIANCE
--	-------------------	---------------------------	-------------------------	----------

REVENUES:

Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0

EXPENDITURES:

Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0

OTHER SOURCES/USES

Interfund Transfer	\$0	\$0	\$13,752	\$13,752
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$13,752	\$13,752

EXCESS REVENUES (EXPENDITURES)			\$13,752	
---------------------------------------	--	--	-----------------	--

FUND BALANCE - Beginning			(\$13,752)	
--------------------------	--	--	------------	--

FUND BALANCE - Ending			<u>\$0</u>	
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LAKES BY THE BAY SOUTH

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2014

CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2016

	ADOPTED BUDGET	PRORATED THRU 11/30/16	ACTUAL THRU 11/30/16	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$102	\$102
TOTAL REVENUES	\$0	\$0	\$102	\$102
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$27,324	(\$27,324)
TOTAL EXPENDITURES	\$0	\$0	\$27,324	(\$27,324)
OTHER FINANCING SOURCES AND USES				
Interfund Transfer	\$0	\$0	(\$13,752)	(\$13,752)
TOTAL OTHER FINANCING SOURCES AND USES	\$0	\$0	(\$13,752)	(\$13,752)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$40,974)	
FUND BALANCE - Beginning			\$451,671	
FUND BALANCE - Ending			<u>\$410,697</u>	

Lakes by the Bay South
Community Development District
Series 2012 Special Assessment Bonds

1. Recap of Capital Project Fund Activity Through November 30, 2016

Opening Balance in Construction Account	\$0.00
Source of Funds:	
Interest Earned	\$62.94
Interfund Transfers	(\$427,760.97)
Bond Proceeds	\$22,303,799.17
Use of Funds:	
Disbursements:	
Clubhouse	(\$19,982,039.81)
Cameras & Security Equipment	(\$36,790.00)
SW 223rd Road Closure	(\$109,583.13)
Buffer Replanting	(\$38,593.00)
Engineering Fees	(\$3,344.78)
Contingency	(\$6,064.00)
COI	(\$1,699,684.52)
 Adjusted Balance in Construction Account at November 30, 2016	 <u><u>\$1.90</u></u>

2. Funds Available For Construction at November 30, 2016

Book Balance of Construction Fund at November 30, 2016	\$1.90
 Construction Funds available at November 30, 2016	 <u><u>\$1.90</u></u>

3. Investments - Wells Fargo

November 30, 2016	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.01%		\$1.90	\$1.90
Outstanding Transfer					\$0.00
Contracts Payable					\$0.00
Balance at 11/30/16					<u><u>\$1.90</u></u>

Lakes by the Bay South
Community Development District
Series 2014 Special Assessment Refunding Bonds

1. Recap of Capital Project Fund Activity Through November 30, 2016

Opening Balance in Construction Account	\$0.00
Source of Funds:	
Interest Earned	\$999.83
Interfund Transfers	(\$15,517.32)
Bond Proceeds	\$1,353,952.90
Use of Funds:	
Disbursements:	
Clubhouse Project	(\$180,284.59)
Atrium Project	\$0.00
Lobby Project	(\$5,150.00)
Gym Equipment	(\$30,843.31)
Parking Lot Project	\$0.00
Splash-Kids Pool	(\$5,573.85)
Engineering Fees and Others	(\$4,699.18)
Permits and Contingencies	\$0.00
Cost of Issuance	(\$702,189.40)
Adjusted Balance in Construction Account at November 30, 2016	<u><u>\$410,695.08</u></u>

2. Funds Available For Construction at November 30, 2016

Book Balance of Construction Fund at November 30, 2016	\$410,695.08
Construction Funds available at November 30, 2016	<u><u>\$410,695.08</u></u>

3. Investments - Wells Fargo

November 30, 2016	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.01%		\$446,443.93	\$446,443.93
				Outstanding Transfer	\$0.00
				Contracts Payable	(\$35,748.85)
				Balance at 11/30/16	<u><u>\$410,695.08</u></u>