



**KEYS EDGE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 8, 2018
1:45 P.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

www.keysedgecdd.org
305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
8500 S.W. 8th Street, Suite 228
Conference Room
Miami, Florida 33144
REGULAR BOARD MEETING
November 8, 2018
1:45 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. August 16, 2018 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
 - 1. Staff Report as Required
- H. New Business
 - 1. Consider Resolution No. 2018-06 – Adopting a Fiscal Year 2017/2018 Amended Budget.....Page 7
- I. Administrative & Operational Matters
 - 1. Staff Report as Required
- J. Board Member & Staff Closing 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 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

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE

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

09/28/2018

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.

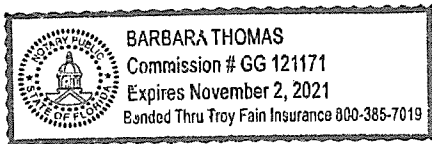
C. Ravix

Sworn to and subscribed before me this
28 day of SEPTEMBER, A.D. 2018

Barbara Thomas

(SEAL)

CHRISTINA RAVIX personally known to me



**KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Keys Edge Community Development District (the "District") will hold Regular Meetings in the Conference Room at 8500 SW 8th Street, 2nd Floor, Suite 228, Miami, Florida 33144 at 1:45 p.m. on the following dates:

- October 11, 2018
- November 8, 2018
- January 10, 2019
- February 14, 2019
- March 14, 2019
- April 11, 2019
- May 9, 2019
- June 13, 2019
- July 11, 2019
- September 12, 2019

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. 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 305-777-0761 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 with no advertised notice.

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

www.keysedgecdd.org
9/28

18-82/0000349962M

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
AUGUST 16, 2018

A. CALL TO ORDER

District Manager Neil Kalin called the August 16, 2018, Regular Board Meeting of the Keys Edge Community Development District to order at 1:50 p.m. in the Conference Room at 8500 SW 8th Street, Suite 228, Miami, Florida 33144.

B. PROOF OF PUBLICATION

Mr. Kalin presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on July 27, 2018, and August 3, 2018, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin determined that the presence of Chairman Angel Valdes, Vice Chairperson Ileana Ramirez and Supervisor Maggie Clavelo constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Managers Neil Kalin of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no public in attendance; therefore, there were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. May 10, 2018, Regular Board Meeting

Mr. Kalin presented the minutes of the May 10, 2018, Regular Board Meeting and asked if there were any changes and/or corrections. There being no changes a **motion** was then made by Ms. Ramirez, seconded by Ms. Clavelo and unanimously passed to approve the minutes of the May 10, 2018, Regular Board Meeting, *as presented*.

2. July 12, 2018, Regular Board Meeting and Public Hearing

Mr. Kalin stated for the record that the July 12, 2018, was cancelled due to the lack of a quorum; therefore, there were no minutes.

Note: At approximately 1:54 p.m., Mr. Kalin recessed the Regular Board Meeting and simultaneously opened the public hearing.

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
AUGUST 16, 2018

G. PUBLIC HEARING

1. Proof of Publication

Mr. Kalin presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on July 27, 2018, and August 3, 2018, as legally required.

2. Consider Resolution No. 2018-02 – Amending Resolution No. 2018-01

Mr. Kalin presented Resolution No. 2018-02 entitled:

RESOLUTION NO. 2018-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; PROVIDING FOR *AMENDING* RESOLUTION NO. 2018-01 WHICH APPROVED THE PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS; AND AUTHORIZED THE SETTING OF THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL BUDGET ADOPTION; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin provided an explanation on the purpose for the document. A brief discussion ensued after which;

A **motion** was made by Ms. Clavelo, seconded by Ms. Ramirez and passed unanimously to approve and adopt Resolution No. 2018-02, *as presented*; there by amending Resolution No. 2018-01 and resetting of the Fiscal Year 2018/2019 Final Budget Public Hearing date.

3. Receive Public Comment on the Fiscal Year 2018/2019 Final Budget

Mr. Kalin opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2018/2019 budget. Mr. Kalin stated that the fiscal year 2018/2019 operating budget would be funded by the provisions of the Fiscal Year 2018/2019 Developer's Funding Agreement between the District and the majority landowner in the District. There being no public comments, Mr. Kalin closed the public comment portion of the Public Hearing.

4. Consider Resolution No. 2018-03 – Adopting a Fiscal Year 2018/2019 Final Budget

Mr. Kalin presented Resolution No. 2018-03, entitled:

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
AUGUST 16, 2018

RESOLUTION NO. 2018-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
APPROVING AND ADOPTING A FISCAL YEAR 2018/2019
FINAL BUDGET PURSUANT TO CHAPTER 190, *FLORIDA
STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Kalin read the title of the resolution into the record and stated that the document provides for approving and adopting the fiscal year 2018/2019 final operating fund budget. A discussion ensued after which:

A **motion** was made by Mr. Valdes, seconded by Ms. Ramirez and unanimously passed to approve and adopt Resolution No. 2018-03, *as presented*, setting the fiscal year 2018/2019 final operating fund budget.

Note: At approximately 1:58 p.m., Mr. Kalin closed the Public Hearing and simultaneously reconvened the Regular Board Meeting.

H. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2018-04 – Adopting a Fiscal Year 2018/2019 Meeting Schedule

Mr. Kalin presented Resolution No. 2018-04, entitled:

RESOLUTION NO. 2018-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT,
ESTABLISHING A REGULAR MEETING SCHEDULE FOR
FISCAL YEAR 2018/2019 AND SETTING THE TIME AND
LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING
AN EFFECTIVE DATE.**

Mr. Kalin presented the resolution and provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Ms. Clavelo, seconded by Ms. Ramirez and unanimously passed to approve and adopt Resolution No. 2018-04, *as presented*, setting the regular meeting

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
AUGUST 16, 2018

schedule for the 2018/2019 fiscal year; and authorizing publication of said meeting schedule, as required by law.

2. Consider Resolution No. 2018-05 – Approving Revised Statewide Mutual Aid Agreement

Mr. Kalin presented Resolution No. 2018-05, entitled:

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

Mr. Kalin provided an explanation and purpose for the document. A discussion ensued after which;

A **motion** was made by Mr. Valdes, seconded by Ms. Clavelo and unanimously passed to approve and adopt Resolution No. 2018-05, *as presented*; thereby accepting the revised Mutual Aid Agreement between the District and the State of Florida.

3. Consider Developer’s Funding Agreement for Fiscal Year 2018/2019

Mr. Kalin presented the Developer’s Funding Agreement for the Fiscal Year 2018/2019 between the District and Grec Homes IX, LLC, (the “Agreement”), the primary developer of lands within the boundaries of the District. Mr. Kalin provided an explanation for the Agreement. A discussion ensued after which:

A **motion** was made by Ms. Ramirez, seconded by Ms. Clavelo and unanimously passed to approve and adopt, *as presented*, the Developer’s Funding Agreement for the Fiscal Year 2018/2019 between the District and Grec Homes IX, LLC.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report as Required

There was no Report required at this time.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Kalin stated that unless an emergency were to arise, the Board/District would not be required to meet again until after the New Year. Also, at the next meeting the board will address the current Board vacancies.

L. ADJOURNMENT

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
AUGUST 16, 2018

There being no further business to come before the Board, a **motion** was made by Mr. Valdes, seconded by Ms. Ramirez and unanimously passed to adjourn the Regular Board Meeting at approximately 2:06 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS EDGE 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 Keys Edge 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 KEYS EDGE 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 BECOMES EFFECTIVE this 8th day of November, 2018.

ATTEST:

**KEYS EDGE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Keys Edge
Community Development District

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

AMENDED FINAL BUDGET
KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
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	0	0	0
Developer Contribution	11,268	11,183	10,697
Debt Assessments	0	0	0
Interest Income	5	0	0
Total Revenues	\$ 11,273	\$ 11,183	\$ 10,697
EXPENDITURES			
Supervisor Fees	0	0	0
Engineering/Inspections	0	0	0
Management	2,475	2,475	2,475
Legal	3,500	3,900	3,900
Assessment Roll	0	0	0
Audit Fees	0	0	0
Arbitrage Rebate Fee	0	0	0
Insurance	3,198	2,907	2,907
Legal Advertisements	750	801	801
Miscellaneous	250	125	61
Postage	100	55	51
Office Supplies	225	145	134
Dues & Subscriptions	175	175	175
Trustee Fees	0	0	0
Continuing Disclosure Fee	0	0	0
Website Management	600	600	600
Total Expenditures	\$ 11,273	\$ 11,183	\$ 11,104
Net Excess/ (Shortfall)	\$ -	\$ -	\$ (407)

Fund Balance As Of 9/30/2017
Projected FY 2017/2018 Activity
Fund Balance As Of 9/30/2018

\$2,793
\$0
\$2,793