



**CENTURY GARDENS VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 1, 2018  
6:30 P.M.**

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

[www.centurygardensvillagecdd.org](http://www.centurygardensvillagecdd.org)

305.777.0761 Telephone  
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**AGENDA**  
**CENTURY GARDENS VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Century Gardens Village Community Clubhouse Meeting Room  
8990 S.W. 152<sup>nd</sup> Path  
Miami, Florida 33196  
**REGULAR BOARD MEETING**  
March 1, 2018  
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Appointment to Fill Board Vacancy (Seat #1)
- E. Administer Oath of Office and Review Board Member Duties and Responsibilities
- F. Re-Election of Officers
  - Chairperson
  - Vice Chairperson
  - Secretary/Treasurer
  - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
  - 1. November 2, 2017 Regular Board Meeting Minutes.....Page 2
- J. Old Business
  - 1. Update Regarding Stormwater Drainage System Cleaning – Phase I
  - 2. Staff Report as Required
- K. New Business
  - 1. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2018/2019 Proposed Budget.....Page 5
- L. Administrative & Operational Matters
  - 1. Staff Report as Required
- M. Board Member & Staff Closing Comments
- N. Adjourn

# MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

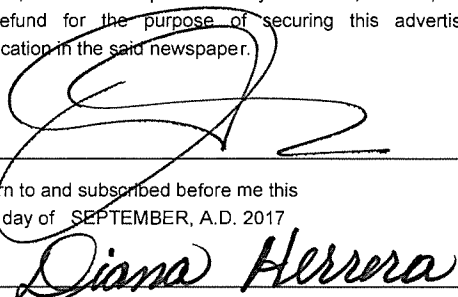
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

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

09/20/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this  
20 day of SEPTEMBER, A.D. 2017

  
Diana Herrera

(SEAL)

MARIA MESA personally known to me



## CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Century Gardens Village Community Development District (the "District") will hold Regular Meetings in the Century Gardens Village Community Clubhouse Meeting Room located at 8990 SW 152nd Path, Miami, Florida 33198 at 6:30 p.m. on the following dates:

October 5, 2017  
November 2, 2017  
December 7, 2017  
February 1, 2018  
March 1, 2018  
April 5, 2018  
May 3, 2018  
June 7, 2018  
September 6, 2018

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 1-877-737-4822 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 Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 and/or toll free at 1-877-737-4822 at least seven (7) days prior to the date of the particular meeting.

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

CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

[www.centurygardensvillagecdd.org](http://www.centurygardensvillagecdd.org)

9/20

17-11/0000258851M

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 3, 2017**

**A. CALL TO ORDER**

District Manager Armando Silva called the November 2, 2017, Regular Board Meeting of the Century Gardens Village Community Development District to order at 6:33 p.m. in the Century Gardens Village Clubhouse Meeting Room located at 8990 SW 152<sup>nd</sup> Path, Miami, Florida 33196.

**B. PROOF OF PUBLICATION**

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on September 20, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of Chairperson Dwight Witter, Vice Chairperson Paola Mastrodomenico and Supervisor Licette Conde-Matos constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Armando Silva of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present was Marvin Coutino of Miami, Florida.

**D. CONSIDER APPOINTMENT TO VACANCY (SEAT #1)**

This item was tabled.

**E. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER DUTIES & RESPONSIBILITIES**

This item was tabled.

**F. ELECTION OF OFFICERS**

This item was tabled.

**G. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**I. APPROVAL OF MINUTES**

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 3, 2017**

**1. May 4, 2017, Regular Board Meeting & Public Hearing**

Mr. Silva presented the minutes of the May 4, 2017, Regular Board Meeting & Public Hearing and asked if there were any changes. There being no changes, a **motion** was made by Ms. Mastrodomenico, seconded by Mr. Witter and unanimously passed to approve the minutes of the May 4, 2017, Regular Board Meeting & Public Hearing, as presented.

**J. OLD BUSINESS**

**1. Update Regarding Installation of Additional Speed Calming Devices**

Mr. Silva advised that Southern Asphalt Engineering, Inc. had installed five (5) additional speed humps within select District right-of-ways back in mid-July for a total cost of \$4,500.

**2. Staff Report, as Required**

There was no Staff Report at this time.

**K. NEW BUSINESS**

**1. Discussion Regarding Hurricane Irma and Post Storm Community Clean-Up**

Mr. Silva outlined the actions taken by the District post Hurricane Irma, including the reinstallation of street signage and inspection of stormwater drainage structures. Mr. Silva noted that during the inspection of the stormwater drainage structures, several were filled with a substantial amount of silt and debris. A discussion ensued after which;

A **motion** was made by Ms. Conde-Matos, seconded by Ms. Mastrodomenico and unanimously passed to engage the lowest bidding stormwater drainage structure cleaning contractor for an amount not to exceed \$12,000.

**2. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2016/2017 Amended Budget**

Mr. Silva presented Resolution No. 2017-05, entitled:

**RESOLUTION NO. 2017-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE CENTURY GARDENS VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT AUTHORIZING AND  
ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017  
BUDGET (“AMENDED BUDGET”), PURSUANT TO  
CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN  
EFFECTIVE DATE.**

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 3, 2017**

Mr. Silva read the title of the resolution into the record and provided an explanation for the document. The Operating Fund as of September 30, 2017, had a positive balance. In addition, Mr. Silva stated that the Debt Service Fund for the Series 2007 Bonds had sufficient funds to make the required November 1, 2017, debt service payment. A discussion ensued after which;

A **motion** was made by Ms. Mastrodomenico, seconded by Mr. Witter and unanimously passed to approve and adopt Resolution No. 2017-05, as presented; thereby setting the amended/revised final budget for the 2016/2017 fiscal year.

**L. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Discussion Regarding District Board Vacancy in Seat No. 1**

Mr. Silva announced that there remains a vacancy in Seat #1 on the Board of Supervisors and that the vacancy should be filled as soon as possible.

**2. Staff Report, as Required**

There was no Staff Report at this time.

**M. BOARD MEMBER & STAFF CLOSING COMMENTS**

Mr. Silva indicated that unless an emergency were to arise the Board would not need to meet until after the New Year.

**N. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Witter, seconded by Mr. Mastrodomenico and unanimously passed to adjourn the Regular Board Meeting at 6:54 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**RESOLUTION NO. 2018-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Century Gardens Village Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2018/2019 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 3, 2018 at 6:30 p.m. in the Century Gardens Village Community Clubhouse Meeting Room located at 8990 SW 152<sup>nd</sup> Path, Miami, Florida 33196, for the purpose of receiving public comments on the Proposed Fiscal Year 2018/2019 Budget.

**PASSED, ADOPTED and BECOMES EFFECTIVE** this 1<sup>st</sup> day of March, 2018.

**ATTEST:**

**CENTURY GARDENS VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice-Chairperson

Century Gardens Village  
Community Development District

**Proposed Budget For  
Fiscal Year 2018/2019  
October 1, 2018 - September 30, 2019**



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- III      DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV      ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	<b>FISCAL YEAR 2018/2019 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	74,516
Maintenance Assessments	46,191
O&M Assessments - Loan	0
Debt Assessments	235,482
Other Revenues	0
Interest Income	300
<b>TOTAL REVENUES</b>	<b>\$ 356,489</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Engineering/Inspections	1,500
Street/Road Maintenance	16,800
Field Operations Management	1,620
Street/Roadway Restoration Project	17,500
Maintenance Contingency	6,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 43,420</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	3,000
Payroll Taxes	230
Management	31,140
Legal	8,500
Assessment Roll	7,500
Audit Fees	3,300
Insurance	6,250
Legal Advertisements	1,000
Miscellaneous	1,800
Postage	500
Office Supplies	450
Dues & Subscriptions	175
Trustee Fee	3,500
Continuing Disclosure Fee	1,500
Website Management	1,500
2013 Improvement Loan - Principal & Interest	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 70,345</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 113,765</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 242,724</b>
Bond Payments	(221,353)
<b>BALANCE</b>	<b>\$ 21,371</b>
County Appraiser & Tax Collector Fee	(7,124)
Discounts For Early Payments	(14,247)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	52,876	48,472	74,516	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	12,448	14,809	46,191	Expenditures/.94
O&M Assessments - Loan	57,320	54,468	0	2013 Loan - Paid Off In 2018
Debt Assessments	239,443	240,200	235,482	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	311	300	300	Interest Estimated At \$25 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 362,398</b>	<b>\$ 358,249</b>	<b>\$ 356,489</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Engineering/Inspections	2,270	1,200	1,500	\$300 Increase From 2017/2018 Budget
Street/Road Maintenance	16,837	7,800	16,800	\$9,000 Increase From 2017/2018 Budget
Field Operations Management	1,200	1,320	1,620	\$300 Increase From 2017/2018 Budget
Street/Roadway Restoration Project	0	0	17,500	Street/Roadway Restoration Project
Maintenance Contingency	1,632	3,600	6,000	\$2,400 Increase From 2017/2018 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 21,939</b>	<b>\$ 13,920</b>	<b>\$ 43,420</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	800	3,000	3,000	No Change From 2017/2018 Budget
Payroll Taxes	61	230	230	Supervisor Fees * 7.65%
Management	29,880	30,504	31,140	CPI Adjustment
Legal	6,544	8,500	8,500	No Change From 2017/2018 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,100	3,200	3,300	\$100 Increase From 2017/2018 Budget
Insurance	5,562	6,005	6,250	Insurance Estimate
Legal Advertisements	292	1,100	1,000	\$100 Decrease From 2017/2018 Budget
Miscellaneous	533	1,600	1,800	\$200 Increase From 2017/2018 Budget
Postage	106	500	500	No Change From 2017/2018 Budget
Office Supplies	374	450	450	No Change From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2017/2018 Budget
Continuing Disclosure Fee	1,500	1,500	1,500	No Change From 2017/2018 Budget
Website Management	1,500	1,500	1,500	No Change From 2017/2018 Budget
2013 Improvement Loan - Principal & Interest	54,752	51,200	0	2013 Loan - Principal & Interest - Paid Off In 2018
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 116,179</b>	<b>\$ 120,464</b>	<b>\$ 70,345</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 138,118</b>	<b>\$ 134,384</b>	<b>\$ 113,765</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 224,280</b>	<b>\$ 223,865</b>	<b>\$ 242,724</b>	
Bond Payments	(228,075)	(225,788)	(221,353)	2019 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ (3,795)</b>	<b>\$ (1,923)</b>	<b>\$ 21,371</b>	
County Appraiser & Tax Collector Fee	(3,494)	(7,159)	(7,124)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(12,621)	(14,318)	(14,247)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (19,910)</b>	<b>\$ (23,400)</b>	<b>\$ -</b>	
Carryover From Prior Year	0	23,400	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (19,910)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	1,193	100	200	Projected Interest For FY 2018/2019
NAV Tax Collection	228,075	225,788	221,353	2019 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 229,268</b>	<b>\$ 225,888</b>	<b>\$ 221,553</b>	
<b>EXPENDITURES</b>				
Principal Payments	80,000	85,000	85,000	Principal Payment Due In 2019
Interest Payments	147,135	140,888	136,553	Interest Payments Due In 2019
<b>Total Expenditures</b>	<b>\$ 227,135</b>	<b>\$ 225,888</b>	<b>\$ 221,553</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 2,133</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2007 Bond Information**

Original Par Amount =	\$3,440,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.10%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2007		
Maturity Date =	May 2037		
Par Amount As Of 1/1/18 =	\$2,805,000		

## Century Gardens Village Community Development District Assessment Comparison

	Original Projected Assessment	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Projected Assessment*
Administrative Assessment For Townhomes	\$ 287.00	\$ 211.49	\$ 190.98	\$ 178.21	\$ 273.96
Maintenance Assessment For Townhomes	\$ -	\$ 32.85	\$ 45.76	\$ 54.44	\$ 169.82
2013 Loan Assessment For Townhomes	\$ -	\$ 211.00	\$ 211.00	\$ 211.00	\$ -
<u>Debt Assessment For Townhomes</u>	<u>\$ 670.00</u>	<u>\$ 662.27</u>	<u>\$ 665.45</u>	<u>\$ 667.56</u>	<u>\$ 654.45</u>
<b>Total</b>	<b>\$ 957.00</b>	<b>\$ 1,117.61</b>	<b>\$ 1,113.19</b>	<b>\$ 1,111.21</b>	<b>\$ 1,098.23</b>
Administrative Assessment For Single Family Homes	\$ 287.00	\$ 211.49	\$ 190.98	\$ 178.21	\$ 273.96
Maintenance Assessments For Single Family Homes	\$ -	\$ 32.85	\$ 45.76	\$ 54.44	\$ 169.82
2013 Loan Assessment For Single Family Homes	\$ -	\$ 211.00	\$ 211.00	\$ 211.00	\$ -
<u>Debt Assessment For Single Family Homes</u>	<u>\$ 1,295.00</u>	<u>\$ 1,280.98</u>	<u>\$ 1,287.14</u>	<u>\$ 1,291.22</u>	<u>\$ 1,265.85</u>
<b>Total</b>	<b>\$ 1,582.00</b>	<b>\$ 1,736.32</b>	<b>\$ 1,734.88</b>	<b>\$ 1,734.87</b>	<b>\$ 1,709.63</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Townhomes	178
<u>Single Family Units</u>	<u>94</u>
Total Units	272