



**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 4, 2018
6:30 P.M.**

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

www.centurygardensvillagecdd.org

305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
Century Gardens Village Community Clubhouse Meeting Room
8990 S.W. 152nd Path
Miami, Florida 33196
REGULAR BOARD MEETING
October 4, 2018
6:30 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
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- G. Old Business
 - 1. Discussion Regarding Tree Trimming – Cost-Share with HOA
 - 2. Staff Report as Required
- H. New Business
 - 1. Consider Resolution No. 2018-05 – Adopting a Fiscal Year 2017/2018 Amended Budget.....Page 5
- I. Administrative & Operational Matters
 - 1. Consider Approval of Auditor Renewal.....Page 10
 - 2. Discussion Regarding Parking Rules and Procedure to Adopt Rules
 - 3. Discussion Regarding General Election November 2018: Seat #3, Seat #4 & Seat #5
 - 4. Staff Report as Required
- J. Board Member & Staff Closing Comments
- K. Adjourn

Miami Daily Business Review

Sept. 21, 2018

Miscellaneous Notices

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019 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 33196 at 6:30 p.m. on the following dates:

October 4, 2018

November 1, 2018

December 6, 2018

February 7, 2019

March 7, 2019

April 4, 2019

May 2, 2019

June 6, 2019

September 5, 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 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 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

www.centurygardensvillagecdd.org

9/21 18-126/0000348229M

**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 6, 2018**

A. CALL TO ORDER

District Manager Armando Silva called the September 6, 2018, Regular Board Meeting of the Century Gardens Village Community Development District (the "District") to order at 6:57 p.m. in the Century Gardens Village Clubhouse Meeting Room located at 8990 SW 152nd 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 Supervisors Yenfa Arias and 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 Gladelmis Martinez, Miami, Florida

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. May 3, 2018, Regular Board Meeting & Public Hearing

Mr. Silva presented the minutes of the May 3, 2018, 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 Ms. Conde-Matos and unanimously passed to approve the minutes of the May 3, 2018, Regular Board Meeting & Public Hearing, as presented.

G. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Discussion Regarding Traffic Queue Study Proposal Regarding Potential Installation of Arm Gates

Mr. Silva presented a map of the District that illustrated the entrance/exit points throughout the District and stated that due to vehicular stacking concerns, the only possible way to potentially install arm gates throughout all four (4) entrance/exit points would be to convert the entrance/exit points at SW 89th Terrace/SW 152nd Avenue, SW 91st Terrace/SW 152nd Avenue and SW 89th Terrace/SW 153rd Place to “Residents Only” entrance/exit points, while SW 153rd Place/SW 91st Street would be converted to a “Resident and Visitor” entrance/exit point.

Through conversations with Mr. Juan Calderon of Caltran Engineering Group, the first step in order to determine the feasibility of potentially embarking on this project would be to perform a traffic queue study, which would cost \$6,800. Even when the traffic queue study results are received, it will not guarantee that Miami-Dade County (the “County”) would approve the project. In addition, Mr. Silva estimates that the approximate cost of installing arm gates and security cameras would be \$270,000.

A discussion ensued after which the Board directed District management to gather a proposal for installing security cameras at the entrance/exit points of the District, as it is a more cost effective approach to monitoring the flow of traffic in and out of the District.

2. Discussion Regarding Potential Installation of Electrical Outlets within District Medians

Mr. Silva stated that Hypower Electrical Services, Inc. and Au Electrical Services & Repair both provided proposals in the amount of \$39,250 and \$32,000, respectively, for the installation of electrical outlets in the medians located along SW 89th Terrace between SW 152nd Avenue & SW 152nd Path and between SW 153rd Court & SW 153rd Lane. A discussion ensued after which the Board consensus was to postpone this subject until sometime in the next year.

3. Discussion Regarding Painting of Yellow Fire Hydrants and Bollards

Mr. Silva advised that the maintenance responsibility of the yellow fire hydrants and the bollards belongs to the County’s Water and Sewer Department. As a result, the District has sent (via email) a formal request requesting that they paint the fire hydrants and bollards within the District.

4. Discussion Regarding Tree Trimming – Cost-Share with HOA

Mr. Silva stated that the Century Gardens Village Homeowners’ Association (the “Association”) has requested that the District assist them with sharing in the cost of trimming the trees that are located within the swale areas throughout the District. Mr. Silva clarified that the District cannot participate in funding the trimming of trees within any common areas that are owned by the Association. A discussion ensued after which the Board requested that District Field Staff obtain a number of trees located within District rights-of-way and that the Association provide a proposal for the next meeting.

5. Discussion Regarding DeFeo v. Century Gardens Village CDD Litigation and Discussion Regarding Proposed Settlement

Ms. Wald provided a copy of the proposed Settlement Agreement regarding the suit filed against the District, related to website ADA equal access (DeFeo v. Century Gardens Village CDD). The District’s

insurance company will cover the cost of the settlement amount and the District will allocate funds from the annual fund balance for website remediation and the cost thereof. A discussion ensued after which;

A **motion** was made by Ms. Mastrodomenico, seconded by Mr. Witter and unanimously passed approving the Settlement Agreement related to Defeo v. Century Gardens Village CDD; and authorizes Staff to remediate and bring, as soon as possible, the District's website into full compliance regarding equal access (ADA Compliant); and further authorizes District officers to execute the Settlement Agreement, as required.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

Ms. Gladelmis Martinez (a resident of the District) asked Mr. Silva if the remaining portion of the non-ad valorem assessments could be paid off in advance. Mr. Silva stated that the debt portion could be paid off, but she will continue to pay the operations & maintenance portion of the non-ad valorem assessments.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Silva noted that the Board would meet again on October 4, 2018.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Witter, seconded by Ms. Mastrodomenico and unanimously passed to adjourn the Regular Board Meeting at 7:42 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE 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 Century Gardens Village 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 CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT, THAT:

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

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

PASSED, ADOPTED and EFFECTIVE this 4th day of October, 2018.

ATTEST:

**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Gardens Village
Community Development District

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

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AMENDED FINAL BUDGET
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET 10/1/17 - 9/30/18	AMENDED FINAL BUDGET 10/1/17 - 9/30/18	YEAR TO DATE ACTUAL 10/1/17 - 8/31/18
REVENUES			
Administrative Assessments	48,472	49,404	49,404
Maintenance Assessments	14,809	14,809	14,809
O & M Assessments - Loan	54,468	57,392	57,392
Debt Assessments	240,200	240,200	240,200
Other Revenue	0	0	0
Interest Income	300	275	261
TOTAL REVENUES	\$ 358,249	\$ 362,080	\$ 362,066
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	3,000	1,300	900
Payroll Taxes - Employer	230	100	69
Management	30,504	30,504	27,962
Legal	8,500	9,300	8,075
Assessment Roll	7,500	7,500	0
Audit Fees	3,200	3,200	3,200
Insurance	6,005	5,750	5,750
Legal Advertisements	1,100	750	249
Miscellaneous	1,600	1,500	926
Postage	500	100	91
Office Supplies	450	450	424
Dues & Subscriptions	175	175	175
Trustee Fee	3,500	3,500	3,500
Continuing Disclosure Fee	1,500	1,500	1,500
Website Management	1,500	1,500	1,375
2013 Improvement Loan - Principal & Interest	51,200	51,200	51,200
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 120,464	\$ 118,329	\$ 105,396
Maintenance Expenditures			
Engineering/Inspections	1,200	850	850
Street/Road Maintenance	7,800	19,000	18,816
Field Operations Management	1,320	1,320	1,210
Maintenance Contingency	3,600	13,000	12,226
TOTAL MAINTENANCE EXPENDITURES	\$ 13,920	\$ 34,170	\$ 33,102
TOTAL EXPENDITURES	\$ 134,384	\$ 152,499	\$ 138,498
REVENUES LESS EXPENDITURES	\$ 223,865	\$ 209,581	\$ 223,568
Bond Payments	(225,788)	(229,571)	(229,571)
BALANCE	\$ (1,923)	\$ (19,990)	\$ (6,003)
County Appraiser & Tax Collector Fee	(7,159)	(3,491)	(3,491)
Discounts For Early Payments	(14,318)	(12,542)	(12,542)
EXCESS/ (SHORTFALL)	\$ (23,400)	\$ (36,023)	\$ (22,036)
Carryover From Prior Year	23,400	23,400	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (59,423)	\$ (22,036)

FUND BALANCE AS OF 9/30/17	\$140,210
FY 2017/2018 ACTIVITY	(\$36,023)
FUND BALANCE AS OF 9/30/18	\$104,187

Notes

Carryover From Prior Year Of \$23,400 was used to reduce Fiscal Year 2017/2018 Assessments.
\$0.00 Of Fund Balance To Be Used To Reduce 2018/2019 Assessments.

AMENDED FINAL BUDGET
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET 10/1/17 - 9/30/18	AMENDED FINAL BUDGET 10/1/17 - 9/30/18	YEAR TO DATE ACTUAL 10/1/17 - 8/31/18
REVENUES			
Interest Income	100	2,775	2,743
NAV Tax Collection	225,788	229,571	229,571
Total Revenues	\$ 225,888	\$ 232,346	\$ 232,314
EXPENDITURES			
Principal Payments	85,000	85,000	85,000
Interest Payments	140,888	143,055	143,055
Total Expenditures	\$ 225,888	\$ 228,055	\$ 228,055
Excess/ (Shortfall)	\$ -	\$ 4,291	\$ 4,259

FUND BALANCE AS OF 9/30/17	\$205,998
FY 2017/2018 ACTIVITY	\$4,291
FUND BALANCE AS OF 9/30/18	\$210,289

Notes

Reserve Fund Balance = \$114,055*. Revenue Fund Balance = \$94,115*.

Revenue Fund Balance To Be Used To Make 11/1/2018 Interest Payment Of \$69,360.

* Approximate Amounts

Series 2007 Bond Information

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

Par Amount As Of 9/30/18 = \$2,720,000

October 4, 2018

RE: Century Gardens Village Community Development District Auditor Renewal

At the November 5, 2015 Century Gardens Village Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2015, 9-30-2016 and 9-30-2017 year end audits of the District with an option to perform the 9-30-2018 and 9-30-2019 audit.

The fees for the 9-30-2015 audit were \$3,000. The fees for the 9-30-2016 audit were \$3,100. And the fees for the 9-30-2017 audit were \$3,400. The proposed fee for the 9-30-2018 audit is \$3,200, which is the lower than the budgeted amount for audit fees for Fiscal Year 2018/2019. And the proposed fee for the 9-30-2019 audit is \$3,200.

Grau & Associates has been the district auditor for the past three years. Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2018 and 9-30-2019 audits for Grau & Associates.

Special District Services, Inc.