



**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 6, 2019
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
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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 & PUBLIC HEARING
June 6, 2019
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
 - 1. March 7, 2019 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comment on Fiscal Year 2019/2020 Final Budget
 - 3. Consider Resolution No. 2019-02 – Adopting a Fiscal Year 2019/2020 Final Budget.....Page 6
- H. Old Business
 - 1. Update Regarding Tree Trimming – Cost Share with HOA
 - 2. Update Regarding Raised Sidewalk Repairs
 - 3. Staff Report as Required
- I. New Business
 - 1. Consider Resolution No. 2019-03 – Adopting a Fiscal Year 2019/2020 Meeting Schedule.....Page 13
- J. Administrative & Operational Matters
 - 1. Statement of Financial Interests-Disclosure – 2018 Form 1, Filing Deadline: July 1, 2019
 - 2. Staff Report as Required
- K. Board Member & Staff Closing Comments
- L. Adjourn

Miami Daily Business Review

May 17, 2019

Miscellaneous Notices

NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Century Gardens Village Community Development District ("District") will hold a Public Hearing and Regular Board Meeting on June 6, 2019, at 6:30 p.m., or as soon thereafter as can be heard, in the Century Gardens Village Community Clubhouse Meeting Room located at 8990 SW 152nd Path, Miami, Florida 33196.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2019/2020 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board Members will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (305) 777-0761 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the scheduled meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Public Hearings and/or meetings may be cancelled from time to time without advertised notice.

Century Gardens Village Community Development District

www.centurygardensvillagecdd.org

5/17-24 19-45/0000400566M

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 7, 2019**

A. CALL TO ORDER

District Manager Armando Silva called the March 7, 2019, Regular Board Meeting of the Century Gardens Village Community Development District (the “District”) to order at 6:48 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 21, 2018, as part of the District’s Fiscal Year 2018/2019 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairman Dwight Witter, Vice Chairperson Paola Mastrodomenico and Supervisor Yenfa Arias 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 Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

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. November 26, 2018, Regular Board Meeting

Mr. Silva presented the minutes of the November 26, 2018, Regular Board Meeting 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 November 26, 2018, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

Mr. Silva presented two proposals pertaining to the trimming of two hundred and fifteen (215) trees within the District owned right-of-ways.

- Pan American Landscaping – \$3,655 (\$17 per tree)

- RGS Landscaping - \$10,750 (\$50 per tree)

Mr. Silva reminded the Board that this expense would be shared with the Century Gardens Village Homeowners' Association. Ms. Mastrodomenico stated that she would like to know the cost of "lollipop" trimming the trees after which Mr. Silva stated he would look into such tree trimming techniques and cost since he had previously heard negative comments regarding the aforementioned technique. A discussion ensued after which;

A **motion** was made by Ms. Mastrodomenico, seconded by Mr. Witter and unanimously passed to engage Pan American Landscaping for tree trimming services (215 trees) for an amount not to exceed \$4,500.

2. Update Regarding Raised Sidewalk Repairs

Mr. Silva advised that approximately ten raised concrete sidewalk slab locations within the District had been repaired. There are approximately three concrete sidewalk slabs that will be replaced within the next two weeks.

3. Staff Report, as Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Consider Resolution No. 2019-01 – Adopting a Fiscal Year 2019/2020 Proposed Annual Budget

Mr. Silva presented Resolution No. 2019-01, entitled:

RESOLUTION NO. 2019-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR THE FISCAL YEAR 2019/2020; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided a brief explanation for the resolution and stated that the proposed fiscal year 2019/2020 budget had been balanced with no carryover of the projected fund balance on September 30, 2019. In addition, Mr. Silva advised that since the overall proposed assessments were not increasing in the fiscal year 2019/2020, letters to residents would not be required. Mr. Silva also stated that as part of Resolution No. 2019-01, the Board must set a date for the public hearing to adopt the 2019/2020 final fiscal year budget and assessments. A discussion ensued after which:

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Arias and unanimously passed approving and adopting Resolution No. 2019-01, as *presented*, setting the public hearing to adopt the 2019/2020 Fiscal Year budget and assessments for June 6, 2019, at 6:30 p.m. in the Century Gardens Village Community Clubhouse Meeting Room located at 8990 SW 152nd Path, Miami, Florida 33196.

2. Discussion Regarding Street Sign Inspection

Mr. Silva presented a map produced by District Field Operations Staff showing the location of street signs that will eventually need to be replaced due to graffiti and sun damage. Mr. Silva stated that this was not an urgent matter and that the replacement could be performed during the start of the next fiscal year.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

There was no Staff Report at this time.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Silva announced that unless an emergency were to arise the next meeting would be held on June 6, 2019.

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 7:25 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Miami Daily Business Review

May 17, 2019

Miscellaneous Notices

NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Century Gardens Village Community Development District ("District") will hold a Public Hearing and Regular Board Meeting on June 6, 2019, at 6:30 p.m., or as soon thereafter as can be heard, in the Century Gardens Village Community Clubhouse Meeting Room located at 8990 SW 152nd Path, Miami, Florida 33196.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2019/2020 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board Members will 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.

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If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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Century Gardens Village Community Development District

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5/17-24 19-45/0000400566M

RESOLUTION NO. 2019-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2019/2020 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Century Gardens Village Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2019/2020 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2019/2020 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

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

PASSED, ADOPTED and EFFECTIVE this 6th day of June, 2019.

ATTEST:

**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Gardens Village
Community Development District

**Final Budget For
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020**

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- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

FINAL BUDGET
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2019/2020 BUDGET
REVENUES	
Administrative Assessments	74,503
Maintenance Assessments	49,015
O&M Assessments - Loan	0
Debt Assessments	235,947
Other Revenues	0
Interest Income	300
TOTAL REVENUES	\$ 359,765
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering/Inspections	1,500
Street/Roadway Maintenance	17,200
Field Operations Management	1,800
Street/Roadway Restoration Project	15,950
Capital Improvements	3,625
Maintenance Contingency	6,000
TOTAL MAINTENANCE EXPENDITURES	\$ 46,075
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes	230
Management	31,728
Legal	8,500
Assessment Roll	7,500
Audit Fees	3,200
Insurance	6,250
Legal Advertisements	950
Miscellaneous	1,800
Postage	450
Office Supplies	450
Dues & Subscriptions	175
Trustee Fee	3,500
Continuing Disclosure Fee	600
Website Management	2,000
2013 Improvement Loan - Principal & Interest	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 70,333
TOTAL EXPENDITURES	\$ 116,408
REVENUES LESS EXPENDITURES	\$ 243,357
Bond Payments	(221,790)
BALANCE	\$ 21,567
County Appraiser & Tax Collector Fee	(7,189)
Discounts For Early Payments	(14,378)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	49,404	73,559	74,503	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	14,809	50,664	49,015	Expenditures/.94
O&M Assessments - Loan	57,392	0	0	2013 Loan - Paid Off In 2018
Debt Assessments	240,200	235,482	235,947	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	275	300	300	Interest Estimated At \$25 Per Month
TOTAL REVENUES	\$ 362,080	\$ 360,005	\$ 359,765	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering/Inspections	850	1,500	1,500	No Change From 2018/2019 Budget
Street/Roadway Maintenance	18,816	17,200	17,200	No Change From 2018/2019 Budget
Field Operations Management	1,320	1,800	1,800	No Change From 2018/2019 Budget
Street/Roadway Restoration Project	0	17,500	15,950	\$1,550 Decrease From 2018/2019 Budget
Capital Improvements	0	3,625	3,625	No Change From 2018/2019 Budget
Maintenance Contingency	12,226	6,000	6,000	No Change From 2018/2019 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 33,212	\$ 47,625	\$ 46,075	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	1,300	3,000	3,000	No Change From 2018/2019 Budget
Payroll Taxes	99	230	230	Supervisor Fees * 7.65%
Management	30,504	31,140	31,728	CPI Adjustment
Legal	9,775	8,500	8,500	No Change From 2018/2019 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,200	3,300	3,200	Accepted Amount For 2018/2019 Audit
Insurance	5,750	6,250	6,250	Insurance Estimate
Legal Advertisements	364	1,000	950	\$50 Decrease From 2018/2019 Budget
Miscellaneous	1,136	1,800	1,800	No Change From 2018/2019 Budget
Postage	94	500	450	\$50 Decrease From 2018/2019 Budget
Office Supplies	433	450	450	No Change From 2018/2019 Budget
Dues & Subscriptions	175	175	175	No Change From 2018/2019 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2018/2019 Budget
Continuing Disclosure Fee	1,500	600	600	No Change From 2018/2019 Budget
Website Management	1,500	1,500	2,000	\$500 Increase From 2018/2019 Budget
2013 Improvement Loan - Principal & Interest	49,940	0	0	2013 Loan - Principal & Interest - Paid Off In 2018
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 116,770	\$ 69,445	\$ 70,333	
TOTAL EXPENDITURES	\$ 149,982	\$ 117,070	\$ 116,408	
REVENUES LESS EXPENDITURES	\$ 212,098	\$ 242,935	\$ 243,357	
Bond Payments	(229,571)	(221,353)	(221,790)	2019 P & I Payments Less Earned Interest
BALANCE	\$ (17,473)	\$ 21,582	\$ 21,567	
County Appraiser & Tax Collector Fee	(3,491)	(7,194)	(7,189)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(12,542)	(14,388)	(14,378)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (33,506)	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (33,506)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Interest Income	3,066	200	300	Projected Interest For FY 2019/2020
NAV Tax Collection	229,571	221,353	221,790	2020 P & I Payments Less Earned Interest
Total Revenues	\$ 232,637	\$ 221,553	\$ 222,090	
EXPENDITURES				
Principal Payments	85,000	85,000	90,000	Principal Payment Due In 2020
Interest Payments	143,055	136,553	132,090	Interest Payments Due In 2020
Total Expenditures	\$ 228,055	\$ 221,553	\$ 222,090	
Excess/ (Shortfall)	\$ 4,582	\$ -	\$ -	

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 1/1/19 =	\$2,720,000		

Century Gardens Village Community Development District Assessment Comparison

	Fiscal Year 2016/2017 <u>Assessment*</u>	Fiscal Year 2017/2018 <u>Assessment*</u>	Fiscal Year 2018/2019 <u>Assessment*</u>	Fiscal Year 2019/2020 <u>Projected Assessment*</u>
Administrative Assessment For Townhomes	\$ 190.98	\$ 178.21	\$ 270.44	\$ 273.91
Maintenance Assessment For Townhomes	\$ 45.76	\$ 54.44	\$ 186.27	\$ 180.21
2013 Loan Assessment For Townhomes	\$ 211.00	\$ 211.00	\$ -	\$ -
<u>Debt Assessment For Townhomes</u>	<u>\$ 665.45</u>	<u>\$ 667.56</u>	<u>\$ 654.45</u>	<u>\$ 655.74</u>
Total	\$ 1,113.19	\$ 1,111.21	\$ 1,111.16	\$ 1,109.86
Administrative Assessment For Single Family Homes	\$ 190.98	\$ 178.21	\$ 270.44	\$ 273.91
Maintenance Assessments For Single Family Homes	\$ 45.76	\$ 54.44	\$ 186.27	\$ 180.21
2013 Loan Assessment For Single Family Homes	\$ 211.00	\$ 211.00	\$ -	\$ -
<u>Debt Assessment For Single Family Homes</u>	<u>\$ 1,287.14</u>	<u>\$ 1,291.22</u>	<u>\$ 1,265.85</u>	<u>\$ 1,268.35</u>
Total	\$ 1,734.88	\$ 1,734.87	\$ 1,722.56	\$ 1,722.47

* 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

RESOLUTION NO. 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2019/2020 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Century Gardens Village Community Development District ("District") to establish a regular meeting schedule for fiscal year 2019/2020; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2019/2020 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2019/2020 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 6th day of June, 2019.

ATTEST:

**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020 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 3, 2019
November 7, 2019
December 5, 2019
February 6, 2020
March 5, 2020
April 2, 2020
May 7, 2020
June 4, 2020
September 3, 2020**

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.

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

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www.centurygardensvillagecdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 09/XX/19