



**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 5, 2017
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
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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
October 5, 2017
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. May 4, 2017 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
 - 1. Update Regarding Installation of Additional Speed Calming Devices
 - 2. Staff Report as Required
- H. New Business
 - 1. Discussion Regarding Hurricane “Irma” and Post Storm Community Clean-Up
 - 2. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2016/2017 Amended Budget.....Page 8
- I. Administrative & Operational Matters
 - 1. Discussion Regarding Board Vacancy in Seat No. 1
 - 2. 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 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

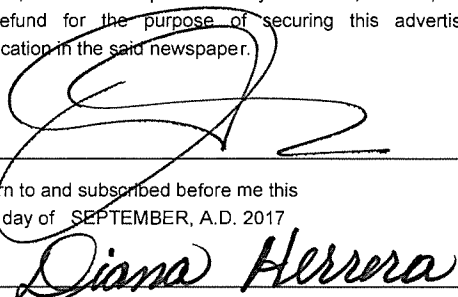
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

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



(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

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17-11/0000258851M

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 4, 2017**

A. CALL TO ORDER

District Manager Neil Kalin called the May 4, 2017, Regular Board Meeting of the Century Gardens Village Community Development District to order at 6:31 p.m. in the Century Gardens Village Clubhouse Meeting Room located at 8990 SW 152nd Path, Miami, Florida 33196.

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 September 19, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

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

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

Others present included the following: Reynaldo & Janet Martinez (District residents and members of the Century Gardens Village Homeowners' Association), Miami, Florida; Dalida & Luis Pimentel, Miami, Florida; Gladelmis Martinez, Miami, Florida; Mario Rodriguez, Miami, Florida.

D. CONSIDER RESIGNATIONS AND APPOINTMENTS TO VACANCIES

Mr. Silva advised that he was in possession of a resignation letter from Marco Alvarez (Seat #1) with an effective date of April 21, 2017, and that it would be in order to consider his resignation at this time. A discussion ensued after which;

A **motion** was made by Ms. Mastrodomenico, seconded by Mr. Witter and unanimously passed to accept the resignation of Marco Alvarez with an effective date of April 21, 2017.

There now being a vacancy in Seat #1 as a result of the resignation of Mr. Alvarez, Mr. Silva asked if there were any interested persons who would like to serve on the Board of Supervisors (the "Board") of the Century Gardens Village Community Development District ("District"). Ms. Gladelmis Martinez, a qualified elector and a resident of the District, stated that she was interested in serving on the District Board. Mr. Kalin informed Ms. Rodriguez that he would provide her with information regarding Board Member responsibilities and pertinent information which will assist her in making an informed decision regarding joining the District Board.

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 4, 2017**

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

This item was deferred.

F. ELECTION OF OFFICERS

This item was deferred.

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

1. March 2, 2017, Regular Board Meeting

Mr. Kalin presented the minutes of the March 2, 2017, Regular Board Meeting and asked if there were any changes. There being no changes, a **motion** was made by Ms. Mastrodomenico, seconded by Ms. Conde and unanimously passed to approve the minutes of the March 2, 2017, Regular Board Meeting, as presented.

Note: At approximately 6:40 p.m., Mr. Silva recessed the regular meeting and simultaneously opened the public hearing.

J. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published in the *Miami Daily Business Review* on April 13, 2017, and April 20, 2017, as legally required.

2. Receive Public Comment on Fiscal Year 2017/2018 Final Budget

Mr. Silva opened the public comment portion of the public hearing to receive comments on the 2017/2018 fiscal year final budget and non-ad valorem special assessments. Ms. Gladelmis Martinez (a District resident) had several questions pertaining to specific line items on the fiscal year 2017/2018 final budget. Her questions were answered by Mr. Kalin. There being no additional comments from the public on the 2017/2018 fiscal year budget and assessments, Mr. Silva closed the public comment portion of the Public Hearing.

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 4, 2017**

3. Consider Resolution 2017-03 – Adopting a Fiscal Year 2017/2018 Final Budget

Resolution No. 2017-03 was presented, entitled:

RESOLUTION NO. 2017-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2017/2018 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2017/2018 final budget and the non-ad valorem special assessment tax roll. For public review purposes, a copy of the tax roll was provided at the meeting. Furthermore, Mr. Silva stated that the debt service payment on the Series 2007 Bonds, due May 1, 2017, had been paid in full and on time to the District's Trustee. 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. 2017-03, *as presented*; thereby setting the fiscal year 2017/2018 final budget and non-ad valorem special assessment tax roll.

***Note:** At approximately 6:56 p.m., Mr. Silva closed the Public Hearing and simultaneously reconvened the Regular Meeting.*

K. OLD BUSINESS

1. Update Regarding Refunding/Refinancing of Special Assessment Series 2007 Bonds

Mr. Kalin advised the Board Members, due to financial markets and interest rates on municipal bonds, the potential savings on a bond refunding/refinancing would be negligible. Market conditions will be monitored and should interest rates change that would produce favorable savings, then the potential for refunding the Series 2007 Bonds would be considered. No Board action was required on this matter at this time.

2. Update/Discussion Regarding the Following Field Items:

- **Discussion Regarding Addition of Speed Calming Devices**

Mr. Silva presented the Board with a map depicting the location of the current speed humps located within the District as well as five (5) proposed locations where additional speed humps should be installed, according to the recommendations of Mr. Juan Alvarez of

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 4, 2017**

Alvarez Engineers, Inc. The Board asked Mr. Reynaldo Martinez and Ms. Janet Martinez [representatives of the Century Gardens Village Homeowners' Association (the "Association")] if the proposed locations for the speed humps addressed the areas of concern to which they agreed with the proposed locations. A discussion ensued after which;

A **motion** was made by Mr. Witter, seconded by Ms. Mastrodomenico and unanimously passed to approve the installation of five (5) speed humps in the areas specified on the map provided by Mr. Juan Alvarez of Alvarez Engineers, Inc. for an amount not to exceed \$4,500.

- **Addition of Parallel Parking along 153rd Path between SW 92nd Street & SW 93rd Lane**

Mr. Silva advised the representatives of the Association that Mr. Alvarez (who was not in attendance) had informed him that converting one lane of the road right-of-way at SW 153rd Path and SW 93rd Lane into parallel parking spaces would not be feasible due to insufficient lane width. The required width for the passage of emergency vehicles is twenty (20) feet and the standard width of a parallel parking space is eight (8) feet. The addition of a parallel parking space would require a total width of twenty-eight (28) feet; however, due to the current design and available right-of-way, there is only twenty-five (25) feet of width available at the referenced location. No further action was required regarding this matter.

- **Ownership of Lighting Improvements within the District and Insufficient Lighting Evaluation Request – Florida Power & Light Company (FPL)**

Mr. Silva advised the representatives of the Association that District Field Staff had contacted FPL regarding the areas within the District that have low lighting. FPL indicated that the District would need to engage a private lighting engineer to perform a photometric study on the areas that have low lighting, as FPL does not provide such services. Upon receipt of the photometric analysis results, the results could then be forwarded to an FPL engineer so that they could be analyzed and recommend street lighting upgrades (upgrading the light bulbs and/or lighting fixtures) that would be necessary in order to meet the photometric requirements. Mr. Silva stated that the cost of conducting a photometric study in just one (1) area/location could range from \$5,000 to \$6,000. According to the Association, there are approximately nine (9) locations that have been identified as having low street lighting. A discussion ensued after which the Board consensus was to take no further action regarding this matter.

3. Staff Report, as Required

There was no Staff Report at this time.

L. NEW BUSINESS

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 4, 2017**

1. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Meeting Schedule

Mr. Silva presented Resolution No. 2017-04, entitled:

RESOLUTION NO. 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the document. 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. 2017-04, *as presented*; thereby setting the 2017/2018 regular meeting schedule and authorizes the publication of the annual meeting schedule, as required by law.

M. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Reminder to File Statement of Financial Interests – 2016 Form 1 – Filing Deadline: July 1, 2017

The Board Members were reminded of the importance of completing and mailing to the Supervisor of Elections within the County of residency their individual 2016 Form 1 Statement of Financial Interests. It was noted that the 2016 Form 1 was expected to be mailed to the Board Members sometime in early May.

2. Staff Report, as Required

There was no Staff Report at this time.

N. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Silva announced that unless an emergency were to arise this Board would not meet until October.

O. 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 7:27 p.m.

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 4, 2017**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

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.

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 2016/2017 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 5th day of October, 2017.

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 2016/2017
October 1, 2016 - September 30, 2017**

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- II **AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 8/31/17
REVENUES			
Administrative Assessments	51,947	52,876	52,876
Maintenance Assessments	12,447	12,448	12,448
O & M Assessments - Loan	57,319	57,320	57,320
Debt Assessments	239,441	239,443	239,443
Other Revenue	0	0	0
Interest Income	240	275	269
TOTAL REVENUES	\$ 361,394	\$ 362,362	\$ 362,356
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	2,800	800	800
Payroll Taxes - Employer	215	61	61
Management	29,880	29,880	27,390
Legal	8,500	7,000	5,544
Assessment Roll	7,500	7,500	0
Audit Fees	3,100	3,100	3,100
Insurance	5,800	5,562	5,562
Legal Advertisements	1,200	500	178
Miscellaneous	1,500	750	451
Postage	600	125	97
Office Supplies	450	425	371
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	53,880	54,752	54,752
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 122,100	\$ 117,130	\$ 104,856
Maintenance Expenditures			
Engineering/Inspections	1,200	2,500	1,420
Street/Road Maintenance	6,900	13,000	10,158
Field Operations Management	1,200	1,200	1,100
Maintenance Contingency	2,400	2,400	1,632
TOTAL MAINTENANCE EXPENDITURES	\$ 11,700	\$ 19,100	\$ 14,310
TOTAL EXPENDITURES	\$ 133,800	\$ 136,230	\$ 119,166
REVENUES LESS EXPENDITURES	\$ 227,594	\$ 226,132	\$ 243,190
Bond Payments	(225,075)	(228,075)	(228,075)
BALANCE	\$ 2,519	\$ (1,943)	\$ 15,115
County Appraiser & Tax Collector Fee	(7,223)	(3,494)	(3,494)
Discounts For Early Payments	(14,446)	(12,621)	(12,621)
EXCESS/ (SHORTFALL)	\$ (19,150)	\$ (18,058)	\$ (1,000)
Carryover From Prior Year	19,150	19,150	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (37,208)	\$ (1,000)

FUND BALANCE AS OF 9/30/16	
FY 2016/2017 ACTIVITY	
FUND BALANCE AS OF 9/30/17	

\$154,917
(\$18,058)
\$136,859

Notes

Carryover From Prior Year Of \$19,150 was used to reduce Fiscal Year 2016/2017 Assessments.
\$23,400 Of Fund Balance To Be Used To Reduce 2017/2018 Assessments.
Fund Balance Includes Note Payment Account Balance Of \$21,647
Note Payment Account Balance To Be Used To Make 11/1/2017 Interest Payment Of \$1,200

AMENDED FINAL BUDGET
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 8/31/17
REVENUES			
Interest Income	20	1,175	1,141
NAV Tax Collection	225,075	228,075	228,075
Total Revenues	\$ 225,095	\$ 229,250	\$ 229,216
EXPENDITURES			
Principal Payments	80,000	80,000	80,000
Interest Payments	145,095	147,135	147,135
Total Expenditures	\$ 225,095	\$ 227,135	\$ 227,135
Excess/ (Shortfall)	\$ -	\$ 2,115	\$ 2,081

FUND BALANCE AS OF 9/30/16	\$203,866
FY 2016/2017 ACTIVITY	\$2,115
FUND BALANCE AS OF 9/30/17	\$205,981

Notes

Reserve Fund Balance = \$113,605*. Revenue Fund Balance = \$90,220*.

Revenue Fund Balance To Be Used To Make 11/1/2017 Interest Payment Of \$71,528.

* 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 9/30/17 = \$2,805,000