



**CENTURY GARDENS VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
OCTOBER 7, 2021  
6:30 P.M.**

Special District Services, Inc.  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, FL 33193

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

786.303.3661 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 SW 152<sup>nd</sup> Path  
Miami, Florida 33196  
**REGULAR BOARD MEETING**  
October 7, 2021  
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 Fence Installation
  - 2. Discussion Regarding Tree Removal (Roots Causing Damage)
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- H. New Business
  - 1. Consider Resolution No. 2021-06 – Adopting a Fiscal Year 2020/2021 Amended Budget.....Page 7
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

Publication Date  
2021-09-27

Subcategory  
Miscellaneous Notices

CENTURY GARDENS VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2021/2022  
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 7, 2021  
November 4, 2021  
December 2, 2021  
February 3, 2022  
March 3, 2022  
April 7, 2022  
May 5, 2022  
June 2, 2022  
September 1, 2022

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](http://www.centurygardensvillagecdd.org)  
9/27 21-75/0000553097M

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
JULY 15, 2021**

**A. CALL TO ORDER**

District Manager Armando Silva called the July 15, 2021, Special Board Meeting of the Century Gardens Village Community Development District (the “District”) to order at 6:35 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 Special Board Meeting had been published in the *Miami Daily Business Review* on July 7, 2021, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of Chairperson Paola Mastrodomenico, Vice Chairperson Licette Conde-Matos 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. May 6, 2021, Regular Board Meeting & Public Hearing**

Mr. Silva presented the minutes of the May 6, 2021, Regular Board Meeting and 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 6, 2021, Regular Board Meeting and Public Hearing, as presented.

**G. OLD BUSINESS**

**1. Discussion Regarding Fence Installation**

Mr. Silva informed the Board members that a shortage in PVC fence supplies has affected the price of the originally quoted brown PVC fence and it is now almost three (3) times the amount originally quoted. As a result, Mr. Silva provided the Board members with a document summarizing the quotes gathered for the installation of a fence on SW 153<sup>rd</sup> Path and between SW 92<sup>nd</sup> Street and SW 93<sup>rd</sup> Lane.

### **PRE-CAST FENCE**

- Universal World Construction: \$51,500

### **PVC FENCE (WHITE)**

- Arking Solutions: \$27,350
- THD Fence: \$27,000
- Artemisa Fence: \$19,756

### **PVC FENCE (BRONZE)**

- TDH Fence: \$63,000

### **DURA FENCE (BRONZE)**

- THD Fence: \$25,600
- Artemisa Fence: \$18,875
- Fantasy Gates: \$18,828

### **LANDSCAPE FENCE (7 GAL. CLUSIA):**

- Floral Designs Landscaping: \$4,680

A discussion ensued after which;

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Conde-Matos and unanimously passed, approving the installation of a landscape fence (7 Gal. Clusia) by Floral Designs Landscaping for an amount not to exceed \$5,700; including the installation of a brown mesh fence liner.

## **2. Discussion Regarding Tree Removal (Roots Causing Damage)**

Mr. Silva provided the Board members with a map indicating all the trees whose roots systems are lifting sidewalks, driveway approaches and water meters. Since there are a vast amount of trees, the project will be divided into two (2) phases; Phase I will address the large trees while Phase II will address the small trees. A discussion ensued after which;

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Conde-Matos and unanimously passed authorizing the removal of 37 large trees as part of Phase I of the tree removal project; approving an amount not to exceed \$280 per tree; and thus authorizing District Counsel to provide a Small Project Agreement for Phase I of the Tree Removal Project.

## **3. Discussion Regarding Irrigation System Repairs**

Mr. Silva informed the Board that an irrigation mainline break was recently discovered on the west side of the community which is currently being addressed by Total Irrigation Management. The Contractor is still working on getting all the irrigation zones functional and this will take some time as the irrigation system has not been functioning for years and there are no irrigation plans that they were able to use as a reference. More information regarding this matter will be provided at the next meeting.

## **4. Discussion Regarding Tree Replacement (Palms/Crepe Myrtles)**

Mr. Silva provided the Board with a proposal from Floral Designs Landscaping which pertained to the installation of eight (8) double Adonidia Palms and two (2) Crepe Myrtles. A discussion ensued after which;

A **motion** was made by Ms. Arias, seconded by Ms. Conde-Matos and unanimously passed approving the proposal from Floral Designs Landscaping for the installation of eight (8) double Adonidia Palms and two (2) Crepe Myrtles for an amount of \$3,150.

**H. NEW BUSINESS**

There was no New Business to discuss.

**I. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Reminder: Statement of Financial Interest Form 1**

The Board was reminded of the importance of completing and mailing (or emailing) to the Supervisor of Elections Office of the County of Residence their individual 2020 Statement of Financial Interests Form 1.

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

There were no Board Member or Staff closing comments.

**O. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Mastrodomenico, seconded by Ms. Arias and unanimously passed to adjourn the Regular Board Meeting at 7:34 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



9-28-2021

## **Century Garden Villages**

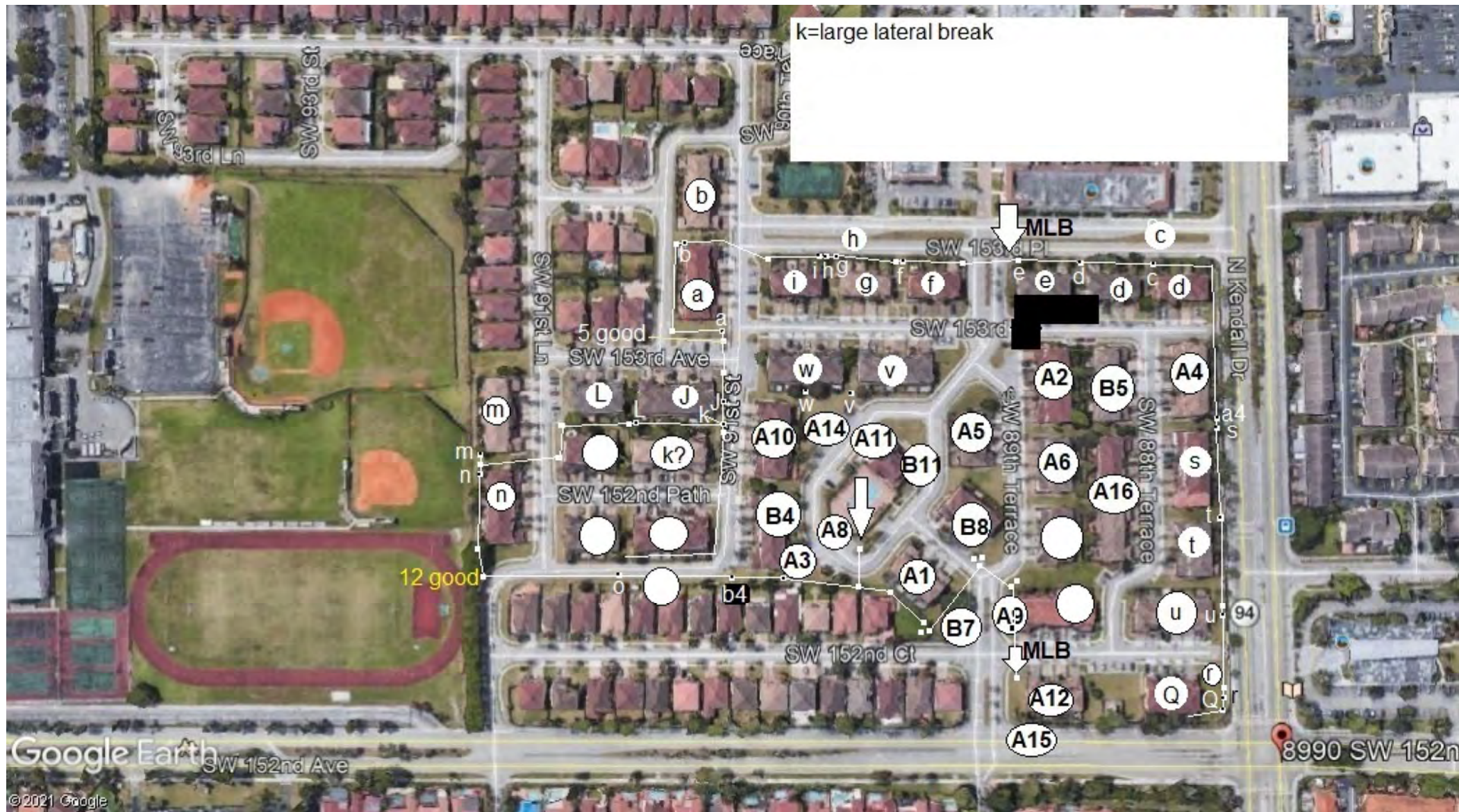
### **Report on the status of valve repairs.**

- Tested clocks A&B for electrical continuity.
- Turned on all good zones and marked general location on a map.
- Traced common wire to areas on the map not coming on.
- Tested and manually bled on valves found and put areas and valve locations on the map.
- Systematically worked wires good back towards clocks.
- We were able to get several valves working and have 12 valves good 2/3 of the way back to the clocks.

### **We need to continue this process to get zones working.**

**Note:** there is still an area to the north side of property that has not been diagnosed yet. Also, all the zones bled on or run from clock are full of multiple pipe and head breaks.





k=large lateral break



**RESOLUTION NO. 2021-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 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 (the “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 2020/2021 attached hereto as Exhibit “A” is hereby approved and adopted by the Board.

**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 7<sup>th</sup> day of October, 2021.

**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 2020/2021  
October 1, 2020 - September 30, 2021**

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

**AMENDED FINAL BUDGET**  
**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
<b>REVENUES</b>			
Administrative Assessments	75,003	75,704	75,704
Maintenance Assessments	48,218	48,220	48,220
Debt Assessments	236,142	236,143	236,143
Other Revenue	0	5	5
Interest Income	300	445	440
<b>TOTAL REVENUES</b>	<b>\$ 359,663</b>	<b>\$ 360,517</b>	<b>\$ 360,512</b>
<b>EXPENDITURES</b>			
<b>Administrative Expenditures</b>			
Supervisor Fees	3,000	1,700	1,700
Payroll Taxes - Employer	230	130	130
Management	32,448	32,448	32,448
Legal	8,500	12,700	11,639
Assessment Roll	7,500	7,500	7,500
Audit Fees	3,300	3,200	3,200
Insurance	6,000	5,513	5,513
Legal Advertisements	900	750	261
Miscellaneous	1,800	1,250	833
Postage	400	200	189
Office Supplies	450	300	276
Dues & Subscriptions	175	175	175
Trustee Fee	3,500	3,500	0
Continuing Disclosure Fee	600	600	600
Website Management	2,000	2,000	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 70,803</b>	<b>\$ 71,966</b>	<b>\$ 66,464</b>
<b>Maintenance Expenditures</b>			
Engineering/Inspections	1,500	1,934	1,934
Street/Road Maintenance	17,200	23,500	21,317
Field Operations Management	1,800	1,800	1,800
Street/Roadway Restoration Project	15,950	15,950	13,669
Capital Improvements	3,625	1,000	0
Maintenance Contingency	5,250	50,000	45,949
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 45,325</b>	<b>\$ 94,184</b>	<b>\$ 84,669</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 116,128</b>	<b>\$ 166,150</b>	<b>\$ 151,133</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 243,535</b>	<b>\$ 194,367</b>	<b>\$ 209,379</b>
Bond Payments	(221,973)	(225,568)	(225,568)
<b>BALANCE</b>	<b>\$ 21,562</b>	<b>\$ (31,201)</b>	<b>\$ (16,189)</b>
County Appraiser & Tax Collector Fee	(7,187)	(3,473)	(3,473)
Discounts For Early Payments	(14,375)	(12,688)	(12,688)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (47,362)</b>	<b>\$ (32,350)</b>
Carryover From Prior Year		0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (47,362)</b>	<b>\$ (32,350)</b>

FUND BALANCE AS OF 9/30/20	
FY 2020/2021 ACTIVITY	
FUND BALANCE AS OF 9/30/21	

\$180,032
(\$47,362)
\$132,670

**AMENDED FINAL BUDGET**  
**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	<b>FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21</b>	<b>AMENDED FINAL BUDGET 10/1/20 - 9/30/21</b>	<b>YEAR TO DATE ACTUAL 10/1/20 - 9/29/21</b>
<b>REVENUES</b>			
Interest Income	400	10	10
NAV Tax Collection	221,973	225,567	225,567
Bond Refunding Premium	0	92,957	92,957
Bond Refunding Proceeds	0	2,469,000	2,469,000
<b>Total Revenues</b>	<b>\$ 222,373</b>	<b>\$ 2,787,534</b>	<b>\$ 2,787,534</b>
<b>EXPENDITURES</b>			
Principal Payments (07)	95,000	2,510,000	2,510,000
Principal Payments (20)	0	120,000	120,000
Interest Payments (07)	127,373	77,517	77,517
Interest Payments (20)	0	35,212	35,212
Closeout Of 2007 Debt Service	0	5	5
Cost Of Bond Refunding Issuance	0	153,785	153,785
<b>Total Expenditures</b>	<b>\$ 222,373</b>	<b>\$ 2,896,519</b>	<b>\$ 2,896,519</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (108,985)</b>	<b>\$ (108,985)</b>

FUND BALANCE AS OF 9/30/20	\$185,121
FY 2020/2021 ACTIVITY	(\$108,985)
FUND BALANCE AS OF 9/30/21	\$76,136

Notes

Reserve Fund Balance = \$116,002\*. Revenue Fund Balance = \$71,136\*.

Revenue Fund Balance To Be Used To Make 11/1/2021 Interest Payment Of \$42,523.

\* Approximate Amounts

**Series 2020 Bond Refunding Information**

Original Par Amount =	\$2,469,000	Annual Principal Payments Due:
Interest Rate =	3.00% - 4.00%	May 1st
Issue Date =	December 2020	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st

Par Amount As Of 9/30/21 = \$2,349,000