



**CENTURY GARDENS VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
SPECIAL BOARD MEETING  
NOVEMBER 9, 2021  
6:45 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**  
**Kendall Executive Center**  
**8785 SW Avenue, Suite 200**  
**Miami, Florida 33193**  
**SPECIAL BOARD MEETING**  
November 9, 2021  
**6:45 p.m.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resignation – Yenfa Arias – Seat #4.....Page 2
- E. Consider Appointment to Fill Vacancy
- F. Administer Oath of Office and Review Board Member Duties and Responsibilities
- G. Consider Resolution No. 2021-06 – Election of Officers.....Page 3
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
  - 1. July 15, 2021 Special Board Meeting.....Page 4
- K. Old Business
  - 1. Update Regarding Fence Installation
  - 2. Update Regarding Tree Removal (Roots Causing Damage)
  - 3. Update Regarding Irrigation System Repairs.....Page 7
  - 4. Update Regarding Tree Replacement (Palms/Crepe Myrtles)
- L. New Business
  - 1. Consider Resolution No. 2021-07 – Adopting a Fiscal Year 2020/2021 Amended Budget.....Page 9
- M. Administrative & Operational Matters
- N. Board Member & Staff Closing Comments
- O. Adjourn

**Notice of Special 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 Special Board Meeting on November 9, 2021, at 6:45 p.m. in the Kendall Executive Center located at 8785 SW 165<sup>th</sup> Avenue, Suite 200, Miami, Florida 33193.

The purpose of the Special Board Meeting is for the Board to consider an Amended Budget, to appoint a new Board Member and any other District business which may lawfully and properly come before the Board. A copy of the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165<sup>th</sup> Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meeting is 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 this meeting should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the scheduled meeting.

If any person decides to appeal any decision made with respect to any matter considered at this Special 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.

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

**Century Gardens Village Community Development District**

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

**PUBLISH: MIAMI DAILY BUSINESS REVIEW: 10/29/21**

Date: 10/7/2021

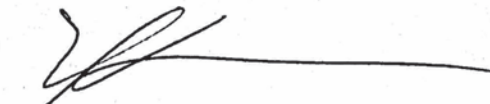
Board of Supervisors  
Century Gardens Village Community Development District  
C/o Special District Services, Inc.,  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, Florida 33193

**RE: Resignation**

Dear Board of Supervisors,

Please be advised that I am resigning my position as Board Member and Officer on the **Century Gardens Village Community Development District** Board of Supervisors effective immediately 10/6, 2021.

Sincerely,



Yenfa Arias

**RESOLUTION NO. 2021-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Century Gardens Village Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, pursuant to Section 190.006(6), *Florida Statutes*, as soon as practicable after each election or appointment to the Board, the Board shall organize by electing one (1) of its members as chairperson and by electing a secretary, and such other officers as the Board may deem necessary.

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

- 1. The following persons are elected to the offices shown, to wit:

_____	Chairperson
_____	Vice Chairperson
_____	Secretary/Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

- 2. This Resolution shall become effective immediately upon its adoption.

**PASSED, ADOPTED and BECOMES EFFECTIVE** this 9<sup>th</sup> day of November, 2021.

**ATTEST:**

**CENTURY GARDENS VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

**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.

---

Secretary/Assistant Secretary

---

Chairperson/Vice Chairperson





9-28-2021

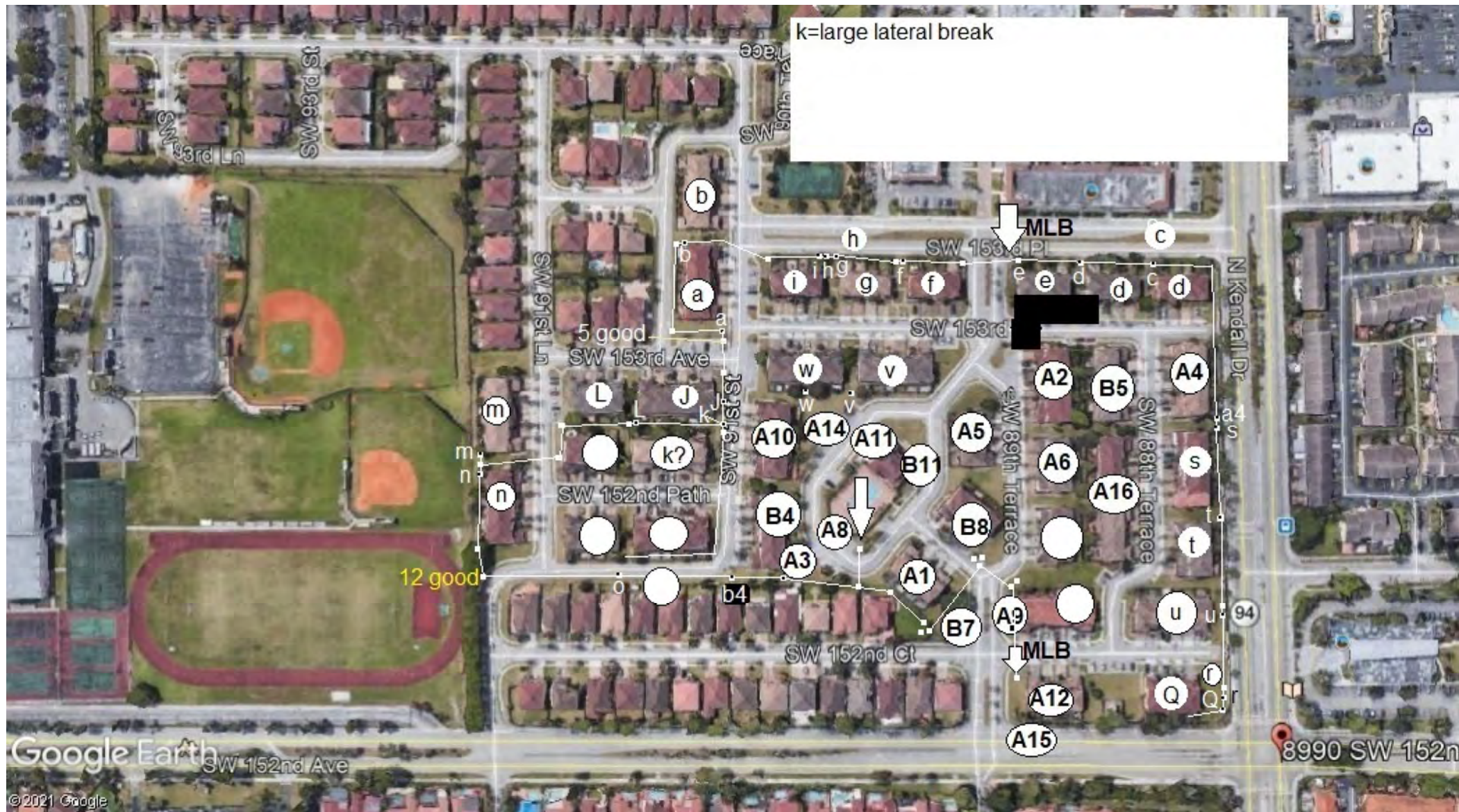
## **Century Garden Villages**

### **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

MLB

MLB

12 good

5 good

**RESOLUTION NO. 2021-07**

**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 9<sup>th</sup> day of November, 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**

# CONTENTS

- I      **AMENDED FINAL OPERATING FUND BUDGET**
- 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