



**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 6, 2022
6:30 P.M.**

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

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 165th Avenue, Suite 200
Miami, Florida 33193
REGULAR BOARD MEETING
October 6, 2022
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. July 7, 2022 Special Board Meeting & Public Hearing.....Page 2
- G. Old Business
 - 1. Update Regarding Tree Removal (Roots Causing Damage)
 - 2. Update Regarding Raised Sidewalk Repairs
 - 3. Update Regarding Irrigation System Repairs
- H. New Business
 - 1. Consider Resolution No. 2022-05 – Adopting a Fiscal Year 2021/2022 Amended Budget.....Page 6
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

Miscellaneous Notices



Published in Miami Daily Business Review on September 23, 2022

Location

Miami-Dade County,

Notice Text

CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 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 Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.at 6:30 p.m. on the following dates:

October 6, 2022

November 3, 2022

March 2, 2023

April 6, 2023

May 4, 2023

July 6, 2023

September 7, 2023

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 (786)313-3661 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 (786)313-3661 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

9/23 22-51/0000621423M

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING & PUBLIC HEARING
JULY 7, 2022**

A. CALL TO ORDER

District Manager Armando Silva called the July 7, 2022, Special Board Meeting of the Century Gardens Village Community Development District (the “District”) to order at 6:53 p.m. in the Kendall Executive Center Meeting Room located at 8785 SW 165th Street, Miami, Florida 33193.

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 June 17, 2022 and June 24, 2022, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairperson Paola Mastrodomenico, Vice Chairperson Licette Conde-Matos and Supervisors Gladelmis Rodriguez and 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 Ginger Wald 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. March 3, 2022, Regular Board Meeting

Mr. Silva presented the minutes of the March 3, 2022, Regular Board Meeting and asked if there were any changes. There being no changes, a **motion** was made by Ms. Arias, seconded by Ms. Mastrodomenico and unanimously passed approving the minutes of the March 3, 2022, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Tree Removal (Roots Causing Damage)

Mr. Silva advised that the Field Operations Team has been in contact with a couple of landscapers who informed them that the only way to address the root intrusion concerns would be to completely remove the trees, which would cause damage. Unfortunately, the roots cannot be pruned because the swale areas where the trees are planted are too small and will cause the trees to topple over after a storm event. Mr. Silva indicated he would provide more information at an upcoming meeting.

2. Discussion Regarding Irrigation System

Mr. Silva advised that the irrigation system repairs for Clock A had been completed. The irrigation maintenance contractors have now commenced working on Clock B and expect the repairs to be completed within the next few months.

H. NEW BUSINESS

1. Consider Resolution No. 2022-02 – Amending Resolution No. 2022-02 – Approving a Proposed Budget and Setting (Re-Setting) a Public Hearing Date

Mr. Silva presented Resolution No. 2022-02, entitled:

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2020/2021; PROVIDING FOR AMENDING RESOLUTION NO. 2022-01 WHICH APPROVED THE PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS; AND AUTHORIZED THE SETTING OF THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL BUDGET ADOPTION; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Ms. Rodriguez, seconded by Ms. Arias and unanimously passed approving and adopting Resolution No. 2022-02, as presented.

2. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule

Mr. Silva presented Resolution No. 2022-03, entitled:

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 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. Rodriguez, seconded by Ms. Arias and unanimously passed approving and adopting Resolution No. 2022-03, *as presented*; thereby setting the 2022/2023 regular meeting schedule and authorizes the publication of the annual meeting schedule, as required by law.

Note: *At approximately 7:22 p.m., Mr. Silva recessed the Regular Board Meeting and simultaneously opened the Public Hearing regarding the Fiscal Year 2022/2023 Final Budget and Assessments.*

I. 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 June 17, 2022, and June 24, 2022, as legally required.

2. Receive Public Comment on Fiscal Year 2022/2023 Final Budget

Mr. Silva opened the public comment portion of the public hearing to receive comments on the 2022/2023 fiscal year final budget and non-ad valorem special assessments. There being no comments from the public on the 2022/2023 fiscal year budget and assessments, Mr. Silva closed the public comment portion of the Public Hearing.

3. Consider Resolution 2022-04 – Adopting a Fiscal Year 2021/2022 Final Budget

Resolution No. 2022-04 was presented, entitled:

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2022/2023 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 indicated that it provides for approving and adopting the fiscal year 2022/2023 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. Mr. Silva also advised that the Miami-Dade County Property Appraiser would be mailing the official TRIM Notices in August 2022. A discussion ensued after which;

A **motion** was made by Ms. Arias, seconded by Ms. Rodriguez and unanimously passed approving and adopting Resolution No. 2022-04, *as presented*; thereby setting the fiscal year 2022/2023 final budget and non-ad valorem special assessment tax roll.

Note: At approximately 7:25p.m., Mr. Silva closed the Public Hearing and simultaneously reconvened the Regular Meeting.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no Administrative and Operational matters at this time.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member and Staff closing comments. .

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Arias, seconded by Ms. Rodriguez and unanimously passed to adjourn the Regular Board Meeting at 7:36 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 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 2021/2022 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 4th day of October, 2022.

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 2021/2022
October 1, 2021 - September 30, 2022**

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 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 8/31/22
REVENUES			
Administrative Assessments	75,263	75,877	75,877
Maintenance Assessments	66,106	66,107	66,107
Debt Assessments	212,048	212,049	212,049
Other Revenue	0	0	0
Interest Income	300	22	21
TOTAL REVENUES	\$ 353,717	\$ 354,055	\$ 354,054
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	3,000	900	900
Payroll Taxes - Employer	230	69	69
Management	32,892	32,892	30,151
Legal	8,500	9,000	7,084
Assessment Roll	7,500	7,500	0
Audit Fees	3,200	3,200	3,200
Insurance	6,000	5,706	5,706
Legal Advertisements	850	900	614
Miscellaneous	1,800	1,200	593
Postage	375	180	171
Office Supplies	425	375	330
Dues & Subscriptions	175	175	175
Trustee Fee	3,500	350	3,500
Continuing Disclosure Fee	600	600	0
Website Management	2,000	2,000	1,833
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 71,047	\$ 65,047	\$ 54,326
Maintenance Expenditures			
Engineering/Inspections	1,500	3,000	1,875
Street/Road Maintenance	17,200	7,500	0
Field Operations Management	1,800	1,800	1,650
Street/Roadway Restoration Project	32,765	15,000	0
Capital Improvements	3,625	3,625	0
Maintenance Contingency	5,250	17,500	13,243
TOTAL MAINTENANCE EXPENDITURES	\$ 62,140	\$ 48,425	\$ 16,768
TOTAL EXPENDITURES	\$ 133,187	\$ 113,472	\$ 71,094
REVENUES LESS EXPENDITURES	\$ 220,530	\$ 240,583	\$ 282,960
Bond Payments	(199,325)	(202,229)	(202,229)
BALANCE	\$ 21,205	\$ 38,354	\$ 80,731
County Appraiser & Tax Collector Fee	(7,068)	(3,411)	(3,411)
Discounts For Early Payments	(14,137)	(12,950)	(12,950)
EXCESS/ (SHORTFALL)	\$ -	\$ 21,993	\$ 64,370
Carryover From Prior Year		0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 21,993	\$ 64,370

FUND BALANCE AS OF 9/30/21	
FY 2021/2022 ACTIVITY	
FUND BALANCE AS OF 9/30/22	

\$147,165
\$21,993
\$169,158

AMENDED FINAL BUDGET
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 8/31/22
REVENUES			
Interest Income	25	240	216
NAV Tax Collection	199,325	202,228	202,228
Total Revenues	\$ 199,350	\$ 202,468	\$ 202,444
EXPENDITURES			
Principal Payments	110,000	110,000	110,000
Interest Payments	83,395	85,045	85,045
Bond Redemption	5,955	0	0
Total Expenditures	\$ 199,350	\$ 195,045	\$ 195,045
Excess/ (Shortfall)	\$ -	\$ 7,423	\$ 7,399

FUND BALANCE AS OF 9/30/21	\$76,138
FY 2021/2022 ACTIVITY	\$7,423
FUND BALANCE AS OF 9/30/22	\$83,561

Notes

Reserve Fund Balance = \$5,012*. Revenue Fund Balance = \$78,549*.

Revenue Fund Balance To Be Used To Make 11/1/2022 Interest Payment Of \$40,873.

* 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 8/31/22 = \$2,239,000