



**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 5, 2023
6:45 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
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AGENDA
CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
Kendall Executive Center
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193
REGULAR BOARD MEETING
October 5, 2023
6:45 p.m.

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- D. Additions or Deletions to Agenda
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Publication Date
2023-09-25

Subcategory
Miscellaneous Notices

CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
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 6:45 p.m. on the following dates:

October 5, 2023

November 2, 2023

March 7, 2024

April 4, 2024

May 2, 2024

June 6, 2024

September 5, 2024

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
9/25 23-38/0000685143M

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 1, 2023**

A. CALL TO ORDER

District Manager Gloria Perez called the June 1, 2023, Regular Board Meeting of the Century Gardens Village Community Development District (the “District”) to order at 6:47 p.m. in the Kendall Executive Center Meeting Room located at 8785 SW 165th Street, Miami, Florida 33193.

B. PROOF OF PUBLICATION

Mrs. Perez presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on May 12, 2023, and May 19, 2023, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that the attendance of Chairperson Paola Mastrodomenico and Supervisors Johanna Diaz and Gladelmis Rodriguez constituted a quorum, and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Gloria Perez 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 23, 2023, Special Board Meeting

Mrs. Perez presented the minutes of the March 23, 2023, Special Board Meeting and asked if there were any changes. There being no changes, a **motion** was made by Ms. Rodriguez, seconded by Ms. Mastrodomenico and unanimously passed approving the minutes of the March 23, 2023, Special Board Meeting, as presented.

Mrs. Perez then recessed the Regular Board Meeting and called to order the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Mrs. Perez presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on May 12, 2023, and May 19, 2023, as legally required.

2. Receive Public Comment on Fiscal Year 2023/2024 Final Budget

There was no public comment on the Fiscal Year 2023/2024 Final Budget.

Mrs. Perez then closed the Public Hearing and reconvened the Regular Board Meeting.

3. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Final Budget

Mrs. Perez presented Resolution No. 2023-03, entitled:

RESOLUTION NO. 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2023/2024 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the resolution into the record and advised that it provides for approving and adopting the fiscal year 2023/2024 Final Budget and the non-ad valorem special assessment tax roll (Assessment Levy).

A **motion** was made by Supervisor Rodriguez, seconded by Supervisor Mastrodomenico and unanimously passed adopting Resolution No. 2023-03, approving the Fiscal Year 2023/2024 Final Budget, as presented, setting the fiscal year 2023/2024 final budget and non-ad valorem special assessment tax roll (Assessment Levy).

H. OLD BUSINESS

1. Update Regarding Tree Removal

Mrs. Perez advised that Mr. Silva would provide an update regarding this item via e-mail at a later date.

2. Update Regarding Irrigation System Repairs

Mrs. Perez advised that Mr. Silva would provide an update regarding this item via e-mail at a later date.

I. NEW BUSINESS

1. Consider Resolution No. 2023-04 – Adopting a Fiscal year 2023/2024 Meeting Schedule

Mrs. Perez presented Resolution No. 2023-04, entitled:

RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

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 5, 2023
November 2, 2023
March 7, 2024
April 4, 2024
May 2, 2024
June 6, 2024
September 5, 2024

Supervisor Mastrodomenico suggested changing the meeting time and a brief discussion ensued after which a **motion** was made by Supervisor Rodriguez seconded by Supervisor Mastrodomenico and passed unanimously adopting Resolution 2023-04, amended to reflect changing the meeting time from 6:30 p.m. to 6:45 p.m.

J. ADMINISTRATIVE & OPERATIONAL MATTERS
1. Statement of Financial Interests – Form 1

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections’ office of the County in which they reside their individual 2022 Form 1 – Statement of Financial Interests prior to the July 1st deadline.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Wald provided an update as to the new legislation that will become effective July 1, 2023, requiring Board Members to complete Ethics Training and advising that more information on this topic will be provided.

A **motion** was made by Supervisor Rodriguez seconded by Supervisor Mastrodomenico and passed unanimously approving the increase of the Supervisor fees to the maximum amount of \$200 per Supervisor per meeting, pursuant to the Florida Statutes, effective June 1, 2023.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Supervisor Mastrodomenico, seconded by Supervisor Rodriguez and unanimously passed adjourning the Regular Board Meeting at 7:01 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 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 2022/2023 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 5th day of October, 2023.

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 2022/2023
October 1, 2022 - September 30, 2023**

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AMENDED FINAL BUDGET
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Administrative Assessments	75,990	76,884	76,884
Maintenance Assessments	65,362	65,363	65,363
Debt Assessments	212,048	212,050	212,050
Other Revenue	0	0	0
Interest Income	300	5,323	5,223
TOTAL REVENUES	\$ 353,700	\$ 359,620	\$ 359,520
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	3,000	1,700	1,700
Payroll Taxes - Employer	230	130	130
Management	33,876	33,876	31,053
Legal	8,500	9,500	7,440
Assessment Roll	7,500	7,500	0
Audit Fees	3,200	3,200	3,200
Insurance	6,000	6,134	6,134
Legal Advertisements	800	650	259
Miscellaneous	1,650	1,000	538
Postage	325	175	158
Office Supplies	375	375	334
Dues & Subscriptions	175	175	175
Trustee Fee	3,500	3,500	3,500
Continuing Disclosure Fee	600	600	0
Website Management	2,000	2,000	1,833
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 71,731	\$ 70,515	\$ 56,454
Maintenance Expenditures			
Engineering/Inspections	1,500	1,060	1,060
Street/Road Maintenance	17,200	17,200	14,500
Field Operations Management	1,800	1,800	1,650
Street/Roadway Restoration Project	32,765	5,000	0
Capital Improvements	3,625	1,000	0
Maintenance Contingency (Storm Drain Cleaning)	4,550	14,570	14,570
Irrigation Repairs	0	12,600	12,600
Tree Maintenance	0	12,950	12,950
TOTAL MAINTENANCE EXPENDITURES	\$ 61,440	\$ 66,180	\$ 57,330
TOTAL EXPENDITURES	\$ 133,171	\$ 136,695	\$ 113,784
REVENUES LESS EXPENDITURES	\$ 220,529	\$ 222,925	\$ 245,736
Bond Payments	(199,325)	(202,284)	(202,284)
BALANCE	\$ 21,204	\$ 20,641	\$ 43,452
County Appraiser & Tax Collector Fee	(7,068)	(3,411)	(3,411)
Discounts For Early Payments	(14,136)	(12,873)	(12,873)
EXCESS/ (SHORTFALL)	\$ -	\$ 4,357	\$ 27,168
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 4,357	\$ 27,168

FUND BALANCE AS OF 9/30/22	
FY 2022/2023 ACTIVITY	
FUND BALANCE AS OF 9/30/23	

\$188,435
\$4,357
\$192,792

AMENDED FINAL BUDGET
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income	25	4,542	4,442
NAV Tax Collection	199,325	202,284	202,284
Total Revenues	\$ 199,350	\$ 206,826	\$ 206,726
EXPENDITURES			
Principal Payments	115,000	115,000	115,000
Interest Payments	81,745	81,745	81,745
Bond Redemption	2,605	0	0
Total Expenditures	\$ 199,350	\$ 196,745	\$ 196,745
Excess/ (Shortfall)	\$ -	\$ 10,081	\$ 9,981

FUND BALANCE AS OF 9/30/22	\$83,680
FY 2022/2023 ACTIVITY	\$10,081
FUND BALANCE AS OF 9/30/23	\$93,761

Notes

Reserve Fund Balance = \$5,191*. Revenue Fund Balance = \$88,570*.

Revenue Fund Balance To Be Used To Make 11/1/2023 Interest Payment Of \$39,148.

* 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 9/29/23 = \$2,124,000

October 5, 2023

RE: Century Gardens Village Community Development District Auditor Renewal

At the October 1, 2020 Century Gardens Village Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2020, 9-30-2021 and 9-30-2022 year end audits of the District with an option to perform the 9-30-2023 and 9-30-2024 audit.

The fees for the 9-30-2020 audit were \$3,200. The fees for the 9-30-2021 audit were \$3,200. And the fees for the 9-30-2022 audit were \$3,200. The proposed fee for the 9-30-2023 audit is \$3,200, which is the budgeted amount for audit fees for Fiscal Year 2023/2024. And the proposed fee for the 9-30-2024 audit is \$3,200.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2023 and 9-30-2024 audits for Grau & Associates.

Special District Services, Inc.