

CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

REGULAR BOARD MEETING JUNE 4, 2025 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 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

June 4, 2025 6:45 p.m.

A.	Call to Order
B.	Proof of Publication
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. April 2, 2025 Regular Board Meeting Minutes
G.	Old Business
	1. Discussion Regarding Addition of Electrical Outlets to Median Islands
	2. Discussion Regarding Raised/Cracked Sidewalks
	3. Discussion Regarding Trimming of Trees – Swale Area
Н.	New Business
	1. Consider Resolution No. 2025-04 – Election of Officers
I.	Administrative & Operational Matters
	1. Reminder: Statement of Financial Interests – Form 1
J.	Board Member & Staff Closing Comments
K.	Adjourn



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun Fort Worth Star-Telegram The Fresno Bee The Island Packet The Kansas City Star Lexington Herald-Leader The Telegraph - Macon Merced Sun-Star Miami Herald El Nuevo Herald The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Ī	Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
Ī	141863	593535	Print Legal Ad-IPL01946350 - IPL0194635		\$756.94	2	51 L

Attention: Laura J. Archer

Century Gardens Village Community Development District c/o Special District Services, Inc. 2501A Burns Road Palm Beach Gardens, Florida 33410 LArcher@sdsinc.org

CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 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 2, 2024 November 6, 2024 March 5, 2025 April 2, 2025 May 7, 2025 June 4, 2025 July 2, 2025

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 ensure 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 IPL0194635 Sep 19 2024

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald 1 insertion(s) published on: 09/19/24

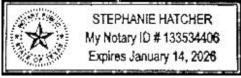
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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/she has neither paid or 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(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 19th day of September in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits. Legal document please do not destroy!

CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT REGULAR BOARD MEETING April 2, 2025

A. CALL TO ORDER

District Manager Armando Silva called the April 2, 2025, Regular Board Meeting of the Century Gardens Village Community Development District (the "District") to order at 6:46 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 Regular Board Meeting had been published in the *Miami Herald* on September 19, 2024, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairperson Paola Mastrodomenico, Vice Chairperson Licette Conde-Matos 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 Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; and General Counsel Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. CONSIDER RESOLUTION NO. 2025-01 DECLARING VACANCIES

Mr. Silva presented Resolution No. 2025-01, entitled:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the document and advised that the 4-year terms of office for Seat 1 (currently held by Yenfa Arias) and Seat 2 (currently held by Paola Mastrodomenico) expired in November 2024. He further explained that no elector had qualified for Seat 1 or Seat 2 to be filled in the General Election. Pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within ninety (90) days of the second Tuesday following the General Election. Until such appointment, the incumbent board member in such seat shall remain in office.

A **motion** was made by Ms. Conde-Matos, seconded by Ms. Rodriguez and unanimously passed declaring Seats 1 and 2 as vacant effective November 19, 2024, and further authorizing incumbent Board Members in these seats to remain in office until the appointment of a qualified elector to such seats.

Mr. Silva stated that there was a vacancy in Seat #2 and asked if there were any interested persons who would like to serve on the Board of Supervisors of the District. Ms. Paola Mastrodomenico, a qualified elector in State of Florida, stated that she was interested in serving on the Board of Supervisors of the District. A discussion ensued after which:

A **motion** was made by Ms. Conde-Matos, seconded by Ms. Rodriguez and unanimously passed appointing Ms. Paola Mastrodomenico to serve the unexpired 4-year term of office in Seat #2 and such term of office will expire in November 2028.

Mr. Silva, Notary Public in the State of Florida, administered the Oath of Office to Paola Mastrodomenico and reminded her of her duties and responsibilities with emphasis on the Sunshine Law, Financial Disclosure, Public Records Law and the Code of Ethics for Public Officials.

Mr. Silva stated that Yenfa Arias remained a holdover in Seat #2 until such vacancy is filled within 90 days.

E. ADDITIONS OR DELETIONS TO AGENDA

There we no additions or deletions to the agenda.

F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

G. APPROVAL OF MINUTES

1. November 6, 2024, Regular Board Meeting

Mr. Silva presented the minutes of the November 6, 2024, 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-Matos and unanimously passed approving the minutes of the November 6, 2024, Regular Board Meeting, as presented.

H. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Mr. Silva presented Resolution No. 2025-02, entitled:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR THE FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva presented the resolution and provided a brief explanation for the resolution. Mr. Silva advised that since the overall proposed assessments were not increasing (decreasing for the residents) in the fiscal year 2025/2026, letters to the property owners would not be required. Mr. Silva also stated that as part of Resolution No. 2025-02, the Board must set a date for the public hearing to adopt the 2025/2026 final fiscal year budget and assessments. A discussion ensued, after which:

A **motion** was made by Ms. Diaz seconded by Ms. Conde-Matos and unanimously passed approving and adopting Resolution No. 2025-02, amended to reflect adding an expense line item entitled "Capital Improvements" with a total amount of \$40,000; and thus setting the public hearing to adopt the 2025/2026 Fiscal Year budget and assessments for July 2, 2025, at 6:45 p.m. in the Kendall Executive Center Meeting Room located at 8785 SW 165th Street, Miami, Florida 33193.

2. Consider Resolution No. 2025-03 – Registered Agent Change

Mr. Silva presented Resolution No. 2025-03, entitled:

RESOLUTION NO. 2025-03

A RESOLUTION OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

Mr. Silva explained that Florida Statutes require that the District designate a registered office and registered agent for the purpose of accepting service of process, notice, or demand that is required by law to be served upon the District. He further explained that it was necessary to designate a new registered agent and update the business address of the registered office. A discussion ensued, after which:

A **motion** was made by Ms. Rodriguez, seconded by Ms. Conde-Matos and unanimously passed designating Michael J. Pawelczyk as the Century Gardens Village Community Development District registered agent, and designating the registered office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301.

3. Discussion Regarding Addition of Electrical Outlets to Median Islands

Mr. Silva presented the proposal from e-Lighting for the installation of outlets in the median islands located at both entrances to the District and in between the District and adjacent shopping center (SW 153rd Place). The Board instructed Field Operations Staff to seek two more proposals for the outlet installations and have electrical plans made for an equal comparison in pricing. A discussion ensued after which;

A **motion** was made by Ms. Mastrodomenico and seconded by Ms. Conde-Matos and unanimously passed approving an amount not to exceed of \$6,000 for electrical plans to seek additional proposals for the installation of outlets in the medians.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Concerning Memorandum Regarding the Legal Requirements for Miami-Dade County CDDs Owning/Maintaining Stormwater Management Systems

Mr. Silva went over the memorandum by District Counsel advising the District of the legal requirements with owning and maintaining stormwater management systems within Miami-Dade County. Certain permitting requirements are now necessary as well as Operation & Maintenance manuals that are now required to be submitted to Miami-Dade County.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Silva advised the Board that the driveway approaches do not belong to the CDD and were the responsibility of either the Homeowners' Association or the adjacent property owner. Mr. Silva also went over the potential installation of a rust prevention for the irrigation system and the potential of the Homeowners' Association landscaper to assume the responsibility of the maintenance of the irrigation system.

District Counsel reminded the Board of the financial disclosure forms due by July 1, 2025, and ethics training must be completed by December 31, 2025.

L. ADJOURNMENT

S	Fore the Board, a motion was made by Ms. Mastrodomenico, assed adjourning the Regular Board Meeting at 8:03 p.m.
seconded by 1vis. Diaz and unanimously pas	sed adjourning the Regular Board Weeting at 0.05 p.m.
Secretary/Assistant Secretary	Chairperson/Vice Chairperson



-ZONE 1

LOCATION PLAN NTS

HAND BOX — 8931

KEY PLAN ZONE 1

NTS

METER AND

NOTES

THIS PLAN WAS PREPARED BY UTILIZING THE EXISTING CONSTRUCTION DOCUMENTS FOR THIS FACILITY & FIELD VERRIFICATION. IT IS NOT THE INTENT OF THIS PLAN TO REPLICATE ALL EXISTING CONDITIONS. ALL CONCERNED PA MAD BIODERS SHALL USIST THE SITE AND FAMILIARIZE THRESELVES WITH ALL CONDITIONS SURREQUINDING THE SO WORK, IT IS THE RESPONSIBILITY OF ALL CONCERNED PARTIES TO VISIT THE SITE & ACQUAINT THEMSELVES WITH ANALY ALL OF EXCENDING.

FULL LEGAL DESCRIPTION

FOLIO: 30:5904-073-2750
SUB-DMISON: CENTURY GARDEN VILLAS.
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TR C (CIM AREA)
LOT SIZE: 140 A ML
FAU 30:5904-000-0101
COR 2416-0472 02006 2 (776)

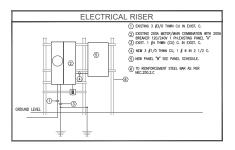
BUILDING CODES:

ELECTRICAL SCOPE OF WORK

225 A 200A 25K CAI

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③PROVIDE UNDERGROUND WIRE, HAND BOX, AND GFCI RECEPTACLE

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ELECTRICAL NOTES

- THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE(NEC), AND THE EIGHT EDITION OF THE 2023 FLORIDA BUILDING CODE AND ANY OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- WORK.

 TI SHULL NOT BE THE INTENT OF THESE PLANS AND SPECIFICATIONS TO SHOULD EVERY MINOR DETAIL OF CONSTRUCTION. CONTINUED SHALL INJUSTED AND INSTALL ANY ADDITIONAL CONDUIT, BOXES AND WINNO RECESSARY FOR A COMPLEX ELECTRICAL SYSTEM AND PHOTOE ALL REQUIREMENTS FOR EQUIPMENT TO BE PLACED IN PROPER WORKING FORCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING TO ORIGINAL CONDITIONS ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT, ETC. CAUSED DURING THE PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL NOT SCALE THE ELECTRICAL DWGS, REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR SO THAT INTERFERENCE WITH OTHER TRADES BE AVOIDED.
- CONTRACTOR SHALL COORDINATE SERVICES WITH THE RESPECTIVE UTILITY COMPANIES.
- ALL CONDUCTORS SHALL BE STRANDED COPPER, TYPE THIN/THWN, EXCEPT WHERE OTHERWISE REQUIRED BY U.L. OR ANY CODE. MINIMUM WIRE SIZE SHALL BE 12 AWG, EXCLUDING CONTROL WIRING.
- ALL CONDUCTORS SHALL BE IN CONDUITS, CONDUITS SHALL BE GALVANIZED RIGID STEEL (GRC) EXCEPT THAT:
 - (A) ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP OR CORROSIVE CONDITIONS;
- (B) FLEXIBLE METALLIC CONDUIT WHERE REQUIRED IN DRY LOCATIONS ONLY. ALL CONDUITS IN HAZARDOUS AREAS (PER NEC) SHALL MEET THE REQUIREMENTS OF NEC CHAPTER 5. UNLESS NOTED AS EXISTING, ALL EQUIPMENT, WIRING, DEVICES, ETC. SHALL BE NEW.
- 12. CONTRACTOR SHALL VERIFY CIRCUIT PROTECTIVE DEVICE RATING FOR EQUIPMENT PRIOR TO INSTALLATION.
- ALL ELECTRICAL EQUIPMENT SHALL BE RAINTIGHT (NEMA 3R) WHERE EXPOSED TO THE WEATHER. ALL FLEX CONDUITS CONNECTED TO SUCH EQUIPMENT SHALL BE LIQUIDTIGHT.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS, AND SPECIAL ENCLOSURES AS REQUIRED FOR OTHER CLASSIFIED AREAS, U.O.N.
- 15 PROVIDE ALL FLYTHRES WITH LAMPS VERIEV TYPE WITH MANUFACTURER 16. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCESSIBLE AREAS ONLY.
- 17. LIGHTING FIXTURES DESCRIBED HEREIN ARE INTENDED TO INDICATE THE GENERAL FIXTURE TYPE, WHICH SHALL BE SUBSTANTIALLY AS SPECIFIC. IT IS NOT THE INTENT OF THIS SPECIFICATIONS TO REQUIRE THE PRODUCT OF ANY PARTICULAR MANUFACTURER WHOSE PRODUCT IS SPECIFICA.
- ALL LUMINARIES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CELLING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
- THIS DRAWING IS A GUIDE FOR THE ELECTRICAL INSTALLATION. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FUNCTIONING SYSTEM.

ELECTRICAL SYMBOL LEGEND DESCRIPTION

120/277 V., 20 AMP., SINGLE POLE LIGHT SWITCH AT 48" AAF. 120/277 V., 20 AMP., THREE WAY SWITCH AT 48" AAF. 120/277 V., 20 AMP., DIMEABLE SWITCH AT 48" AAF. \$3 \$D \$0C 120/277 V., 20 AMP., OCCUPANCY SENSOR SWITCH AT 48" A.A.F.

ELECTRICAL PANEL

"60" = FRAME SIZE AND "F" DENOTES FUSE
DISCONNECT SWITCH. "3" INDICATES NUMBER OF POLES;
RECOMMENDED BY EQUIPMENT MANUFACTURER. SIZE AS 3 60 ⊕ 250V SPECIAL PURPOSE RECEPTACLE, TO MATCH EQUIPMENT PLUG Ø EXHAUST FAN

φ 20 A, 120., V., DUPLEX RECEPTACLE, GROUNDING TYPE, U.O.N. MOUNTED 18" A.F.F. OR AS DIRECTED BY ARCHITECT.

Φ 20A, 120V GFI DUPLEX RECEPTACLE 20A 120V SINGLE RECEPTACLE 20A, 120V QUADRUPLEX RECEPTACLE

미비 CEILING OR WALL MOUNTED JUNCTION BOX. PHONE/DATA OUTLET 9 +18" A.F.F. OR AS DIRECTED BY ARCHITECT. (J. BOX W/3/4" EMPTY CONDUIT TO CEILING SPACE). PROVIDE PULL STRING CELING WORLD SPING Z. (MD)

HOMERUN TO PANEL, DESIGNATION SHOWN INDICATES PANEL "P9", CIRCUIT NUMBER 9. P9−9 ⊗ COMBO SMOKE DETECTOR W/BATTERY BACKUP

WALL/CEILING MOUNTED EMERGENCY LIGHT W/BATTERY BACKUP

₩P WR WALL OR CEILING MOUNTED EXIT LIGHT W/BATTERY.

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TO INDICATE A CLEAN PAHT TO EXIT • 4

WALL/CEILING MOUNT EMERGENCY/EXIT LIGHT COMBO UNIT WITH BATTERY BACKUP.

B&A ENGINEERING SERVICE 15053 SW 57 ST MIAM, FL 33193 CA LIC, NO; 30593



PLAN Ā ECTRIC SW.

EL

ELECTRICAL SCOPE, NOTES,AND GENERAL KEY PLAN

REVISIONS

DESCRIPTION Project No.

25045 Date 05-23-25 Drawn By: JS

Approved By:

E1.0



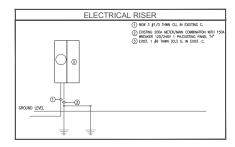
ELECTRICAL SCOPE OF WORK

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ELECTRICAL PLAN

REVISIONS

DESCRIPTION
Project No.
25045
Date:

05-23-25 Drawn By: JS Approved By: R.B

E2.0

RESOLUTION NO. 2025-04

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:

	ATTEST:	CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
	PASSED, ADOPTED and BECOM	MES EFFECTIVE this 4 th day of June, 2025.
2.	This Resolution shall become effecti	ve immediately upon its adoption.
		Assistant Secretary
		Secretary/Treasurer
		Vice Chairperson
		Chairperson