



**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.....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. April 2, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Discussion Regarding Addition of Electrical Outlets to Median Islands.....Page 6
 - 2. Discussion Regarding Raised/Cracked Sidewalks
 - 3. Discussion Regarding Trimming of Trees – Swale Area
- H. New Business
 - 1. Consider Resolution No. 2025-04 – Election of Officers.....Page 8
- 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

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
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

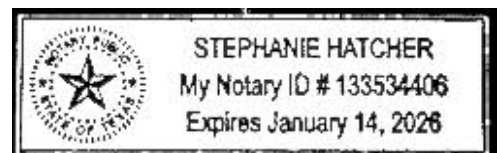
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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 were 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.

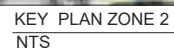
District Counsel reminded the Board of the financial disclosure forms due by July 1, 2025, and ethics training must be completed by December 31, 2025.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Mastrodomenico, seconded by Ms. Diaz and unanimously passed adjourning the Regular Board Meeting at 8:03 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



ADD SOME RECEPTACLES ON ISLANDS AS PLAN.

① PROVIDE 4 GFCI RECEPTACLES TO (1er) ISLAND; 2 ON (2nd) AND 4 ON (3er)

② PROVIDE UNDERGROUND WIRE, HAND BOX, AND GFCI RECEPTACLE.

ELECTRICAL RISER

① NEW 3 #1/0 THIN CU. IN EXIST. C.

② EXISTING 200A METER/MAIN COMBINATION WITH 150A BREAKER 120/240V 1 PH EXISTING PANEL 1" T

③ EXIST. 1 #6 THIN (CU) G. IN EXIST. C.

ELECTRICAL SCOPE,
NOTES, AND
GENERAL KEY PLAN

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:**

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 4th day of June, 2025.

ATTEST:

**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson