



CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JULY 2, 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 & PUBLIC HEARING
July 2, 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. June 4, 2025 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 6
- H. Old Business
 - 1. Discussion Regarding Addition of Electrical Outlets to Median Islands.....Page 13
 - 2. Discussion Regarding Raised/Cracked Sidewalks.....Page 14
 - 3. Discussion Regarding Trimming of Trees – Swale Area
- I. New Business
 - 1. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 24
 - 2. Consider Appointment of Audit Committee & Approval of Evaluation Criteria.....Page 26
- J. Administrative & Operational Matters
 - 1. Discussion Regarding Legal Notices
- K. Board Member & Staff Closing Comments
- L. 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

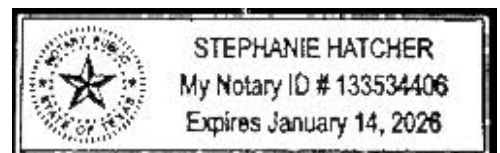
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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
JUNE 4, 2025**

A. CALL TO ORDER

District Manager Armando Silva called the June 4, 2025, Regular Board Meeting of the Century Gardens Village Community Development District (the “District”) to order at 7:04 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 part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairperson Paola Mastrodomenico, Vice Chairperson Licette Conde-Matos and Supervisors Yenfa Arias (via conference call), Johanna Diaz, and Gladelmis Martinez 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 and Gabriella Fernandez-Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO AGENDA

Mr. Silva requested the addition of the following item to the agenda:

- New Business – Discussion Regarding the Irrigation System

The Board acknowledged Mr. Silva’s request.

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. April 2, 2025, Regular Board Meeting

Mr. Silva presented the minutes of the April 2, 2025, Regular Board Meeting and asked if there were any changes. There being no changes, a **motion** was made by Ms. Mastrodomenico, seconded by Ms. Diaz and unanimously passed approving the minutes of the April 2, 2025, Regular Board Meeting, as presented.

Afterward, Ms. Smoker pointed out that Seat number 1 and Seat number 2 listed the incorrect Board Members and must be corrected. A discussion ensued after which:

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Conde-Matos and passed unanimously withdrawing the previous motion approving the minutes of the April 2, 2025, Regular Board Meeting, as presented.

Another discussion ensued after which:

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Diaz and unanimously passed approving the minutes of the April 2, 2025, Regular Board Meeting, as amended to reflect the correction to the Seat numbers indicated under Agenda Item D, Paragraphs 4 and 6.

G. OLD BUSINESS

1. Discussion Regarding Addition of Electrical Outlets to Median Islands

Mr. Silva presented the plans pertaining to the installation of electrical outlets in the median islands located within SW 89th Terrace (between SW 152nd Avenue & SW 152nd Path and SW 153rd Place & SW 153rd Court) and SW 153rd Place (between SW 88th & SW 91st Streets). He also presented the following proposals concerning the installation of the electrical outlets, hand holes and conduits for the aforementioned plans:

- E-Lighting - \$27,455
- Costa Builders LLC - \$31,795
- First Choice Electrical of Miami, Corp - \$32,895

A discussion ensued after which the Board requested the addition of uplighting to assist in the illumination of the medians.

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Conde-Matos and unanimously passed approving an amount not to exceed \$30,000 for the installation of the electrical outlets and the up-lighting for the palms; and appointing Ms. Conde-Matos as the liaison in charge of approving the revision to the plans which will include the up-lights.

2. Discussion Regarding Raised/Cracked Sidewalks

Mr. Jerez informed the Board that the District had engaged Florida Sidewalk Solutions to conduct an inspection of the sidewalks and to complete the milling of the raised sidewalks. A discussion ensued about the driveway approaches being lifted as well. The Board requested the District confirm the ownership of the driveway approaches as well the potential of removing the trees causing the damage.

3. Discussion Regarding Trimming of Trees – Swale Area

Mr. Silva advised that Landscape Workshop had scheduled the tree trimming of the swale areas and they would be conducted in the coming weeks.

H. NEW BUSINESS

1. Consider Resolution No. 2025-04 – Election of Officers

This item was tabled for the next meeting.

2. Add-On: Discussion Regarding District Irrigation System

Mr. Silva advised the Board that the irrigation system continued to have issues as there were broken sprinkler heads, valves and mainlines that were being fixed on a monthly basis. Ms. Mastrodomenico asked if the irrigation zone that irrigates the townhomes section could be turned off because the water from the irrigation system was hitting the walls of the townhomes and creating rust stains. Mr. Silva stated that he would advise the irrigation maintenance company. A discussion ensued after which:

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Martinez and unanimously passed appointing Ms. Conde-Matos as the Board liaison in charge of meeting with the irrigation system maintenance contractor during the next wet check.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1 - Reminder: Statement of Financial Interests – Form 1

Mr. Silva reminded the Board that their Statement of Financial Disclosures were due July 1, 2025, and he would be sending reminders about the submittal.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member or staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Mastrodomenico, seconded by Ms. Conde-Matos and unanimously passed adjourning the Regular Board Meeting at 8:13 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Publication Date
2025-06-18

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Regular 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 Public Hearing and Regular Board Meeting on July 2, 2025, at 6:45 p.m., or as soon thereafter as can be heard, in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any business which may lawfully and properly come before the Board. The meetings are 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 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 scheduled meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular 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.

Public Hearings and/or meetings may be cancelled from time to time without advertised notice.

Century Gardens Village Community Development District

www.centurygardensvillagecdd.org

IPL0239631

Jun 11,18 2025

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Century Gardens Village Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 2nd day of July, 2025.

ATTEST:

**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Gardens Village Community Development District

**Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

CONTENTS

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL BUDGET
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	77,330
Maintenance Assessments	63,925
Debt Assessments	212,048
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 354,503
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering/Inspections	1,500
Street/Roadway Maintenance	22,000
Field Operations Management	1,800
Pressure Cleaning	10,000
Stormwater Management System Maintenance	7,500
Miscellaneous Community Projects	14,090
Capital Improvements	40,000
Maintenance Contingency	3,200
TOTAL MAINTENANCE EXPENDITURES	\$ 100,090
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes	230
Management	36,960
Legal	8,500
Assessment Roll	7,500
Audit Fees	3,300
Insurance	7,400
Legal Advertisements	2,600
Miscellaneous	1,300
Postage	275
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	3,500
Continuing Disclosure Fee	600
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,690
TOTAL EXPENDITURES	\$ 177,780
REVENUES LESS EXPENDITURES	\$ 176,723
Bond Payments	(199,325)
BALANCE	\$ (22,602)
County Appraiser & Tax Collector Fee	(7,066)
Discounts For Early Payments	(14,132)
EXCESS/ (SHORTFALL)	\$ (43,800)
Carryover From Prior Year	43,800
NET EXCESS/ (SHORTFALL)	\$ (0)

Note: Fiscal Year 2023/2024 Miscellaneous Community Projects Expenditures Included Tree Maintenance & Signs.

DETAILED FINAL BUDGET
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	78,211	77,386	77,330	Expenditures Less Interest & Carryover (9%)/.94
Maintenance Assessments	63,925	63,925	63,925	Expenditures Less Carryover (91%)/.94
Debt Assessments	212,048	212,048	212,048	Bond Payments/.94
Other Revenues	7,345	0	0	
Interest Income	11,974	540	1,200	Interest Estimated At \$100 Per Month
TOTAL REVENUES	\$ 373,503	\$ 353,899	\$ 354,503	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering/Inspections	1,100	1,500	1,500	No Change From 2024/2025 Budget
Street/Roadway Maintenance	14,140	17,200	22,000	\$4,800 Increase From 2024/2025 Budget
Field Operations Management	1,800	1,800	1,800	No Change From 2024/2025 Budget
Pressure Cleaning	0	0	10,000	Pressure Cleaning
Stormwater Management System Maintenance	0	0	7,500	Stormwater Management System Maintenance
Miscellaneous Community Projects	30,154	32,765	14,090	\$18,675 Decrease From 2024/2025 Budget
Capital Improvements	0	3,625	40,000	Capital Improvements
Maintenance Contingency	980	3,200	3,200	No Change From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 48,174	\$ 60,090	\$ 100,090	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,200	3,000	3,000	No Change From 2024/2025 Budget
Payroll Taxes	168	230	230	Supervisor Fees * 7.65%
Management	34,884	35,928	36,960	CPI Adjustment
Legal	8,493	8,500	8,500	No Change From 2024/2025 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,200	3,200	3,300	\$100 Increase From 2024/2025 Budget
Insurance	6,594	7,200	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	2,599	2,000	2,600	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	540	1,400	1,300	\$100 Decrease From 2024/2025 Budget
Postage	158	300	275	\$25 Decrease From 2024/2025 Budget
Office Supplies	261	375	350	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2024/2025 Budget
Continuing Disclosure Fee	600	600	600	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,872	\$ 75,908	\$ 77,690	
TOTAL EXPENDITURES	\$ 121,046	\$ 135,998	\$ 177,780	
REVENUES LESS EXPENDITURES	\$ 252,457	\$ 217,901	\$ 176,723	
Bond Payments	(202,314)	(199,325)	(199,325)	2026 P & I Payments Less Earned Interest
BALANCE	\$ 50,143	\$ 18,576	\$ (22,602)	
County Appraiser & Tax Collector Fee	(3,409)	(7,067)	(7,066)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(12,816)	(14,134)	(14,132)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 33,918	\$ (2,625)	\$ (43,800)	
Carryover From Prior Year	0	2,625	43,800	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 33,918	\$ (0)	\$ (0)	

Note: Fiscal Year 2023/2024 Miscellaneous Community Projects Expenditures Included Tree Maintenance & Signs.

DETAILED FINAL DEBT SERVICE FUND BUDGET
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5,986	500	1,000	Projected Interest For FY 2025/2026
NAV Tax Collection	202,314	199,325	199,325	Maximum Debt Service Collection
Total Revenues	\$ 208,300	\$ 199,825	\$ 200,325	
EXPENDITURES				
Principal Payments	120,000	125,000	129,000	Principal Payment Due In 2026
Interest Payments	78,295	72,820	68,688	Interest Payments Due In 2026
Bond Redemption	0	2,005	2,637	Estimated Excess Debt Collections
Total Expenditures	\$ 198,295	\$ 199,825	\$ 200,325	
Excess/ (Shortfall)	\$ 10,005	\$ -	\$ -	

Series 2020 Bond Refunding Information

Original Par Amount =	\$2,469,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.00% - 4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2020		
Maturity Date =	May 2037		
Par Amount As Of 1/1/25 =	\$2,004,000		

Century Gardens Village Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative Assessment For Townhomes	\$ 279.38	\$ 284.60	\$ 284.51	\$ 284.31
Maintenance Assessment For Townhomes	\$ 240.31	\$ 235.03	\$ 235.03	\$ 235.03
<u>Debt Assessment For Townhomes</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>
Total	\$ 1,109.23	\$ 1,109.17	\$ 1,109.08	\$ 1,108.88
Administrative Assessment For Single Family Homes	\$ 279.38	\$ 284.60	\$ 284.51	\$ 284.31
Maintenance Assessments For Single Family Homes	\$ 240.31	\$ 235.03	\$ 235.03	\$ 235.03
<u>Debt Assessment For Single Family Homes</u>	<u>\$ 1,139.47</u>	<u>\$ 1,139.47</u>	<u>\$ 1,139.47</u>	<u>\$ 1,139.47</u>
Total	\$ 1,659.16	\$ 1,659.10	\$ 1,659.01	\$ 1,658.81

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Community Information:

Townhomes	178
<u>Single Family Units</u>	<u>94</u>
Total Units	272

Worldwide Distributors Inc. dba Elighting
 12130 SW 114th Pl
 Miami, FL 33176-4473 USA
 +13059698754
 info@elighting.org
 https://worldwidedistributors.co/



ADDRESS

Century Gardens Village CDD

SHIP TO

Century Gardens Village CDD

Estimate 11063

DATE 06/10/2025

DESCRIPTION

AMOUNT

Bore

- Bore 320' with 1-1" PVC sch 40,24" deep

Re: Electrical work to (5) Islands

- Trench approx 1200'
- Run approx 1200' 3/4" sch 40 pvc conduit
- Run THHN #12 Wire through conduit
- Add (11) 10" round electrical green box
- Add (11) 6" round electrical green box
- Run (3) dedicated 20amp circuit breaker to each junction box
- Installation of (11) handholes
- Install (14) 20amp receptacles and timer to each island
- Install (14) single-gang weatherproof bubble cover

Labor and Materials

Re: Median Landscape Lighting

Installation of:

- 15-20 Epic Brass PAR36 Uplight
- Run cable Low Voltage Landscape Lighting Cable
- Installation of Electrical Bubble Cover w/ GFCI
- Installation of Transformers, timers, cables, connectors, etc.

Payment Terms:

50% Upon approval - \$14,975.00
 50% Upon Completion - \$14,975.00

SUBTOTAL

29,950.00

TAX (7%)

0.00

TOTAL

\$29,950.00

Accepted By

Accepted Date



Century Gardens Village CDD
8990 SW 152nd Path
Miami, FL 33196
C/O Pablo Jerez

June 10, 2025

SIDEWALK TRIP HAZARD EVALUATION



Florida Sidewalk Solutions
Prepared by: Karina Sabourin

Karina@FloridaSidewalkSolutions.com
www.FloridaSidewalkSolutions.com

Office: 954-514-7218



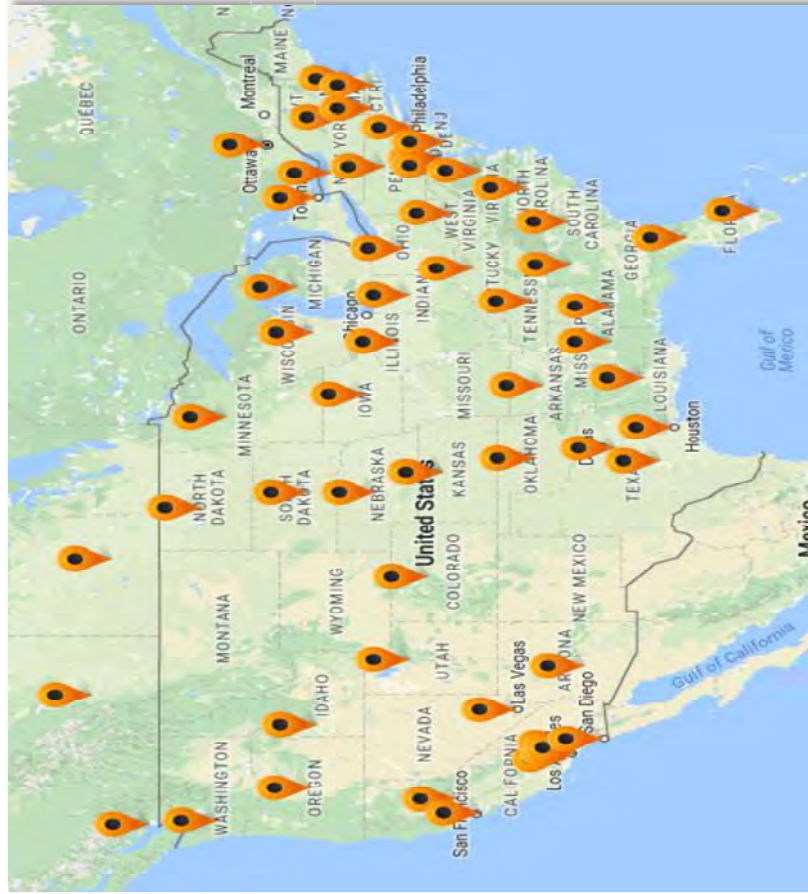
Century Gardens Village CDD
8990 SW 152nd Path
Miami, FL 33196
C/O Pablo Jerez

Florida Sidewalk Solutions

Florida Sidewalk Solutions (FSS) is an affiliate of Precision Concrete Cutting, the global leader in Sidewalk Asset Management. FSS has been servicing South Florida since 2005, utilizing six U.S. patents awarded for trip hazard removal, equipment and technique.

U.S. Pat. No. 6,827,074	U.S. Pat. No. 6,896,604
U.S. Pat. No. 7,000,606	U.S. Pat. No. 7,143,760
U.S. Pat. No. 7,201,644	U.S. Pat. No. 7,402,095

Florida Sidewalk Solutions assesses thousands of miles of sidewalk infrastructure each year for both cities and communities using our proprietary Smartphone Surveying Technology. This technology provides the insight and knowledge our clients need to make data driven, well-informed decisions about repairing their uneven sidewalk trip hazards.





Century Gardens Village CDD
8990 SW 152nd Path
Miami, FL 33196
C/O Pablo Jerez

OUR PROMISE TO YOU...

Florida Sidewalk Solutions

Proprietary and
Patented Cutting
Technology to
repair trip hazards.



Our work is guaranteed to offer the following benefits:

- **Cost Savings** - Remove trip hazards at a fraction of the cost of other methods
- **A.D.A. Compliance** - Approved and compliant with all A.D.A. standards
- **Mapping Services** - GPS mapping integrated with Google Earth Map
- **Clean** - No mess left behind = Reduced resident complaints
- **Safety** - Decrease liability on your pedestrian SIDEWALKs by increasing safety
- **Low Impact** - Average removal time is less than 20 minutes per repair
- **Minimum Disruption** - No sidewalk closures or incidental costs
- **Full-Service Contractor** - Sidewalk Maintenance Program and Consultation Services



Keep the Sidewalk – Remove the Liability

Before & After – Liability Removal - Superior Results





Century Gardens Village CDD
8990 SW 152nd Path
Miami, FL 33196
C/O Pablo Jerez

GRINDING VS. FSS SAW CUTTING TECHNOLOGY

The biggest contrast between grinding and the Florida Sidewalk Solutions' repair method is the quality, aesthetics, and A.D.A. compliance our patented saw-cutting offers.

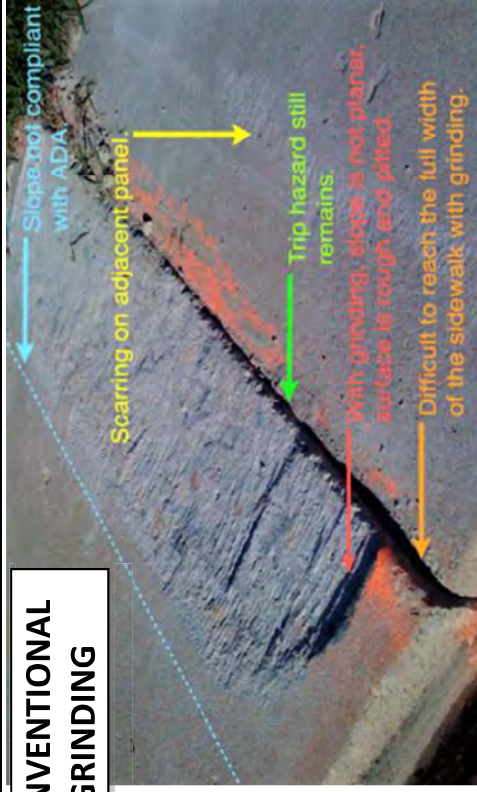
Grinding Limitations:

- Damages the concrete, breaks edges, knocks out aggregate
- Looks rough, unfinished and highlights the uneven scarring
- Does not meet A.D.A. slope requirements

FSS Advantage:

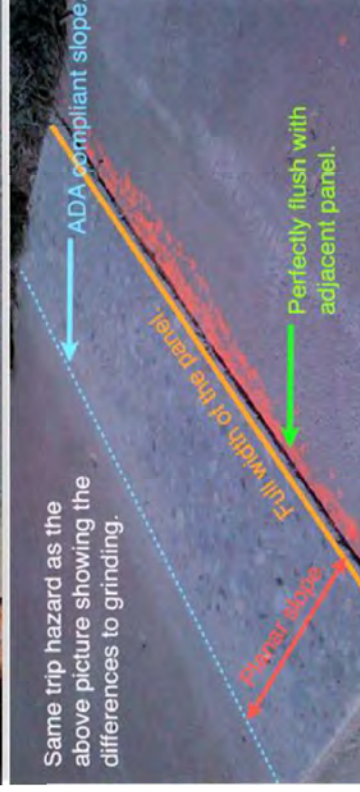
- Our finish is **flush** against adjacent slab.
- Our slope meets all **A.D.A. Specifications**.
- Our sidewalks are the **safe**.
- Our technique is the **fast**.
- Our service is **SUPERIOR**.

CONVENTIONAL GRINDING



Same trip hazard as the above picture showing the differences to grinding.

FSS SAW CUTTING





 Within scope of repair

 Out of scope (replacement recommended)

Area Snapshot

TRIP HAZARD REPAIR MAP



The information in this summary is confidential and proprietary. This document is exempt from release under the Freedom of Information Act and may not be distributed under any circumstances.



Trip Hazard Repairs

Century Gardens Village CDD
8990 SW 152nd Path
Miami, FL 33196
C/O Pablo Jerez

SIDEWALK SURVEY RESULTS

Complete Survey Results:

➤ Trip Hazards Listed: 64

➤ Repair Location: **Century Gardens Village CDD**

➤ Trip Hazard Repair Quote: **\$4,414.50**

The above quote reflects a 10% discount detailed on the following page



The information in this summary is confidential and proprietary. This document is exempt from release under the Freedom of Information Act and may not be distributed under any circumstances.



June 10, 2025

Century Gardens Village CDD
8990 SW 152nd Path
Miami, FL 33196
C/O Pablo Jerez

DISCOUNT OPTION:

Proposed Sidewalk Trip Hazard Corrections - 64

Repair Quote

\$4,905.00

Price valid for 90 days

Quick Approval Discount

\$4,414.50

10% Discount (\$490.50 Savings)

For Quick Approval by 07/15/2025

QUICK APPROVAL DISCOUNT OPTION:

- To take advantage of the **\$490.50 SAVINGS** approval must be received by **July 15, 2025**. This prompt permission to move forward will ensure the numbers on the ground on each trip hazard do not fade away.

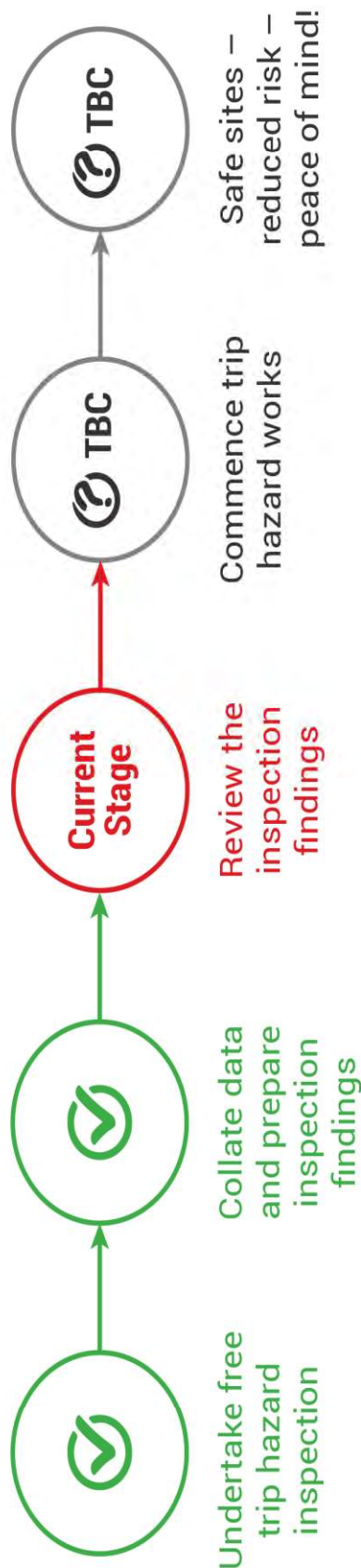


Century Gardens Village CDD
8990 SW 152nd Path
Miami, FL 33196
C/O Pablo Jerez

WHAT'S NEXT

Where are we at?

Inspection delivered - Recommendations Made – Awaiting Approval





Century Gardens Village CDD
8990 SW 152nd Path
Miami, FL 33196
C/O Pablo Jerez

Florida Sidewalk Solutions

ABOUT OUR WORK:

- Please note, this survey in no way constitutes or guarantees the identification of every trip hazard on site. Therefore, the final determination of the work to be performed shall be the sole responsibility of the customer. Florida Sidewalk Solutions (FSS) removes only those trip hazards specifically requested by customers and therefore makes no guarantee or representation that the property is free of trip hazards after the project is completed.
 - ALL jobs require a Florida Sidewalk Solutions signed Notice to Proceed / Contract for Patented – Saw Cutting Trip Hazard Removal in order to be scheduled. Any changes or additions are subject to contract document legal fees.
 - Our work requires the use of generators - therefore, we cannot work in rainy conditions or with wet concrete.
 - Florida Sidewalk Solutions does not remove or replace sidewalks. This property has **(66)** locations beyond our scope of work and in need of replacement- **see red pinpoints on map.** Areas noted for replacement are recommendations only and are not included in this proposal.
- Replacements are the sole responsibility of the customer.

LICENSE AND INSURANCE:

- Town of Davie Occupational license: #41998 / Broward County Occupational license: #329-30464
- Miami-Dade County Occupational license: #607999-0 / Certificate of Competency: E0600786 / Federal Tax ID: #56-2520955
- Certificate of Liability includes: General Liability=\$2,000,000/General Aggregate=\$2,000,000 / Automobile=\$1,000,000/ Worker's Comp=\$1,000,000 / Please let us know in advance if you need to be listed as a *Certificate Holder* on our policy.

The information in this summary is confidential and proprietary. This document is exempt from release under the Freedom of Information Act and may not be distributed under any circumstances.

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Century Gardens Village Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted by the Board.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized by the Board to be published.

PASSED, ADOPTED and EFFECTIVE this 2nd day of July, 2025.

ATTEST:

**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 1, 2025
November 5, 2025
December 3, 2025
March 4, 2026
April 1, 2026
May 6, 2026
June 3, 2026
July 1, 2026
August 5, 2026
September 2, 2026**

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

PUBLISH: MIAMI HERALD XX/XX/2025

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2024/2025, 2025/2026 and 2026/2027
With Two Year Option (2027/2028 and 2028/2029)
Miami-Dade County, Florida**

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than August 20, 2025 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) copy of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Century Gardens Village Community Development District” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer’s Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District’s needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer’s financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.