



**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 5, 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
November 5, 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. October 1, 2025 Regular Board Meeting.....Page 3
- G. Old Business
 - 1. Update Regarding Electrical Improvements Project (Holiday Lighting)
 - 2. Update Regarding Irrigation System Maintenance.....Page 10
 - 3. Update Regarding Tree Removal Project (Permitting)
 - 4. Update Regarding Proposals for Re-Painting of Traffic Marking.....Page 14
 - 5. Update Regarding Ownership of Tract B
- H. New Business
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57835	IPL0269889	Legal Ad - IPL0269889		1.0	85.0L

ATTENTION: Century Gardens Village Community Development Dist IP
2501A Burns Road
Palm Beach Gardens, FL 33410
larcher@sdsinc.org

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 Dis-
trict (the "District") will hold Regular
Meetings in the Kendall Executive
Center located at 8785 SW 165th Av-
enue, 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 busi-
ness which may lawfully and properly
come before the Board. Meetings are
open to the public and will be con-
ducted in accordance with the pro-
visions 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 tele-
phone; therefore, a speaker telephone
will be present at the meeting loca-
tion so that Supervisors may be fully
informed of the discussions taking
place. Said meeting(s) may be contin-
ued 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 ac-
commodations 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
09/10/25
IPL0269889
Sep 10 2025

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the under-
signed, who on oath says that he/she is Custodian of Records of The
The Miami Herald, a newspaper published in Miami Dade County, Flor-
ida, that the attached was published on the publicly accessible website
of The Miami Herald or by print In the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper
complies with all legal requirements for publication in chapter 50,
Florida Statutes.

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me on



**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
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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
09/10/25
IPL0269889
Sep 10 2025

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 1, 2025**

A. CALL TO ORDER

District Manager Nancy Nguyen called the October 1, 2025, 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

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on September 10, 2025, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairperson Paola Mastrodomenico (via teleconference), Vice Chairperson Licette Conde-Matos (via teleconference), and Supervisors Yenfa Arias, Johanna Diaz, and Gladelmis Rodriguez constituted a quorum, and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Nancy Nguyen 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. ADDITIONS OR DELETIONS TO AGENDA

Ms. Nguyen added the following item:

- New Business, Item 9: Auditor Selection Committee Ranking of Proposals/Consider Selection of an Auditor

The Board acknowledged Ms. Nguyen’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. July 2, 2025, Regular Board Meeting

Ms. Nguyen presented the minutes of the July 2, 2025, Regular 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 to approve the minutes of the July 2, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Sidewalk Repairs

Ms. Nguyen presented the Board with a map created by Mr. Jerez indicating the locations of the sidewalk slabs that were replaced by Arking Solutions. Ms. Nguyen explained that the Miami-Dade County sidewalk construction standards were followed by the contractor for this project, which include 6” thickness at driveways and 4” thickness in other areas. Ms. Nguyen noted that at the request of the Board to the Armando Silva, the District Manager, rebar was used in the area two locations.

2. Update Regarding Electrical Improvements Project (Holiday Lighting)

Ms. Nguyen presented the Board with the electrical plans and a letter from FPL confirming the compatibility with their current system and allowing Elighting to submit the electrical plans for approval to Miami-Dade County (the “County”). Mr. Jerez provided the process number to the Board members so that they can keep track of the status. District Staff will continue to monitor and provide the Board with updates of the approval by the County.

3. Update Regarding Irrigation System Maintenance Contractors

Ms. Nguyen presented the Board with three (3) proposals pertaining to the monthly irrigation system maintenance of the District.

- The Ground Guys: \$3,150
- F&S Enterprise: \$685
- SoFlo Sprinklers: \$1,300

The Board compared the 3 proposals and unanimously agreed that F&S Enterprise was the most favorable proposal. They requested that District staff request that F&S Enterprise honor the monthly service costs for three years. A discussion ensued after which;

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Rodriguez and unanimously passed approving the proposal from F&S Enterprises in the amount of \$685; and further authorizing District Counsel to prepare a Small Project Agreement; further authorizing the District Manager to execute the same on behalf of the Chair.

4. Update Regarding Tree Removal Project (Permitting)

Ms. Nguyen provided the Board with an updated Arborist Report reflecting the fifty four (54) trees that were recently removed. She further explained that there are 100 trees that still need to be addressed and that Mr. Jerez will be scheduling an inspection to determine which trees require immediate attention. The Board requested that Ms. Conde-Matos accompany Mr. Jerez for the inspection. The Board consensus was to ensure that the trees near the sidewalk slabs recently replaced are included in the first phase of tree removals/mitigation. Mr. Jerez will coordinate with Ms. Conde-Matos to conduct the tree inspection. More information on this item will be provided at a future meeting.

5. Update Regarding Proposals for Re-Painting of the Traffic Marking

Ms. Nguyen presented the Board with four (4) proposals for the repainting of the traffic markings on District roads.

- ADB Multiservice: \$58,820

- Arrow Asphalt: \$32,475.30 (the proposal reflected \$35,285.20, but it was determined that the parking stalls quoted on the proposal are not owned by the District).
- EJD Cleaning Services: \$61,980
- Cielito Inc.: \$53,780

A discussion ensued after which;

NOTE: Ms. Mastrodomenico disconnected from the teleconference at approximately 7:28 p.m. It was determined that there was still a quorum and District matters can continue to be discussed.

A **motion** was made by Ms. Diaz, seconded by Ms. Rodriguez and unanimously passed approving the proposal from Cielito Inc., in the amount of \$53,780; and further authorizing District Counsel to prepare a Small Project Agreement; further authorizing the District Manager to execute the same on behalf of the Chair.

H. NEW BUSINESS

1. Consider Resolution No. 2025-07 – Adopting a Fiscal Year 2024/2025 Amended Budget

Ms. Nguyen presented Resolution No. 2025-07, entitled:

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$224,331 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Ms. Diaz, seconded by Ms. Arias and unanimously passed to adopt Resolution No. 2025-07, as presented, thereby setting the amended/revised budget for the 2024/2025 fiscal year.

2. Discussion Regarding Maintenance Agreement between the Century Gardens Village HOA and the District

Ms. Nguyen stated that she would like to discuss Item H. 8. as it pertains to the discussion of this item. The Board acknowledged her request.

Ms. Nguyen presented the Maintenance Agreement between the District and Century Gardens Village Homeowners Association, Inc. (the “HOA”) effective January 10, 2007. Ms. Nguyen explained that although the HOA should have been maintaining the areas in Tract “B”, the District has assumed this responsibility. Ms. Smoker informed the Board that she attained a copy of a quitclaim deed recorded on December 5, 2023, for the conveyance of Tract “B” from the developer to the HOA. Ms. Rodriguez explained that the HOA was made aware that the tennis court tract was still under the developer’s ownership and there may have been an error on the tracts included in the quit claim deed. It was explained that a title search would assist in determining the rightful owner of Tract “B”. A discussion ensued regarding terminating the Maintenance Agreement. Ms. Nguyen explained that the termination clause

requires a 90 day written notice. The Board requested that the District Manager inquire with the HOA on their mutual agreement to terminate the Maintenance Agreement effective immediately.

A **motion** was made by Ms. Rodriguez, seconded by Ms. Diaz and unanimously passed to terminate the Maintenance Agreement between the Century Gardens Village Community Development District and the Century Gardens Village Homeowners Association, Inc.

Ms. Nguyen requested a motion to authorize District Counsel to conduct a title search to clarify the ownership of the Tract “B”.

A **motion** was made by Ms. Diaz, seconded by Ms. Arias and unanimously passed to authorize the order of a title search.

3. Discussion Regarding Interlocal Access Agreement – Advertisements and Public Notices on County Designated Website

Ms. Nguyen presented the County Interlocal Access Agreement the “ILA”) discussed during the July 2, 2025 Regular Board Meeting for access to advertising the District’s legal publications on the County’s website. Ms. Nguyen explained that Mr. Silva executed the ILA; however, the County is now requesting that the District provide a document authorizing Mr. Silva to execute the ILA on behalf of the District. She further explained that District Counsel has prepared a resolution to adhere to the County’s request.

4. Consider Resolution No. 2025-08 – Interlocal Access Agreement and Authorized Signatories

Ms. Nguyen presented Resolution No. 2025-08, entitled:

RESOLUTION NO. 2025-08

A RESOLUTION OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

Ms. Nguyen explained that this resolution authorizes Armando Silva as District Manager, Paola Mastrodomenico as Chairwoman, and Licette Conde-Matos as Vice Chairwoman, to execute the ILA and any other documents related to the ILA.

A **motion** was made by Ms. Diaz, seconded by Ms. Rodriguez and unanimously passed to approve and adopt Resolution No. 2025-08; thereby authorizing Armando Silva as District Manager, Paola Mastrodomenico as Chairwoman, and Licette Conde-Matos as Vice Chairwoman, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement.

5. Consider Resolution No. 2025-09 – Adopting Goals, Objectives and Performance

Ms. Nguyen presented Resolution No. 2025-09, entitled:

RESOLUTION NO. 2025-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT
DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS,
OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS;
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.**

Ms. Nguyen presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals were met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **motion** was made by Ms. Rodriguez, seconded by Ms. Conde-Matos and unanimously passed accepting Resolution No. 2025-09, as presented, further adopting the Century Gardens Village Community Development District's Goals and Objectives Annual Report, further authorizing the publication on the District website.

6. Consider Towing Agreement between Regulated Towing and the District (Ratify Actions)

Ms. Nguyen informed the Board that the HOA received a notice of violation from the County for an abandoned vehicle on the premises. She further explained that the County requested that the abandoned vehicle be removed. She explained that due to timing, she and Ms. Mastrodomenico executed an Agreement for Towing Services with Regulated Towing to have the vehicle towed. Ms. Nguyen stated that it would be in order to ratify Ms. Mastrodomenico and her actions. A discussion ensued after which;

A **motion** was made by Ms. Rodriguez, seconded by Ms. Arias and unanimously passed to ratify Ms. Nguyen and Ms. Mastrodomenico's actions, further authorizing the Agreement for Towing Services with Regulated Towing.

7. Consider Terminating the Parking Enforcement Agreement between the Century Gardens Village HOA and the District

Ms. Nguyen presented the current Agreement for Enforcement of Rules for Parking on District Property (the "Agreement") between the HOA and the District and informed the Board that the HOA no longer wishes to enforce the District's Rules for Parking on District Property (the "Parking Rules") on behalf of the District. Ms. Nguyen explained that the termination clause requires a 24 hour written notice. Mr. Jerez explained that should the Agreement be terminated, the District will need to contract its own parking enforcement company. Mr. Jerez stated that he will attain proposals to present to the Board during a future meeting.

The Board reviewed the District's Parking Rules and it was noted that Section 1.3 and 1.4 should be removed since it has been determined that the parking stalls near the clubhouse are under the purview of the HOA.

A **motion** was made by Ms. Rodriguez, seconded by Ms. Diaz and unanimously approved to terminate the Agreement for Enforcement of Rules for Parking on District Property between the Century Gardens

Village Community Development District and the Century Gardens Village Homeowners Association, Inc.

8. Discussion Regarding Ownership of Tract B

NOTE: This item was discussed prior to Agenda Item H, 2.

9. ADD-ON: Auditor Selection Committee Ranking of Proposals/Consider Selection of an Auditor

Ms. Nguyen recessed the Regular Board Meeting and simultaneously called to order a meeting of the Audit Committee at approximately 8:07 p.m. The purpose of the Audit Committee meeting is to rank and recommend, in order of preference, no fewer than three (3) audit firms to perform the required auditing services for three (3) fiscal years commencing with the 2024/2025 audit and to include a 2-year renewal option.

Ms. Nguyen explained that only one (1) audit firm had responded to the legal advertisement requesting proposals to perform annual audits for fiscal years ending 9/30/2025, 9/30/2026, 9/30/2027 and to include a 2-year renewal option for fiscal years 9/30/2028 and 9/30/2029. Consequently, Ms. Nguyen asked the Audit Committee to waive the three (3) audit proposer rule and also rank the firm of Grau & Associates #1, the only qualified and responsible firm. A discussion ensued after which:

A **motion** was made by Ms. Diaz, seconded by Ms. Rodriguez and unanimously passed to waive the three (3) audit proposer rule and to rank the firm of Grau & Associates deemed to be most qualified to perform the auditing services (current audit firm) as #1.

There being no further Audit Committee business to conduct, Ms. Nguyen adjourned the Audit Committee Meeting and simultaneously reconvened the Regular Board Meeting at approximately 8:10 p.m. A discussion ensued after which;

A **motion** was made by Ms. Rodriguez, seconded by Ms. Diaz and unanimously passed authorizing the District Manager to engage the firm of Grau & Associates, a qualified and responsible auditing firm proposer (current auditor), to perform audits for the three (3) fiscal years ending 2025, 2026 and 2027; and the fees for the fiscal years will be \$3,100, \$3,200 and \$3,300, respectively; and to provide in the engagement a 2-year renewal option for the fiscal years 2025 and 2026; and the fees for the option years, subject to fee adjustments for inflation, will be \$3,400 and \$3,500, respectively.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. 2025 Legislative Update Memo (BCLMR)

Ms. Smoker presented the 2025 Legislative Update memo by Billing, Cochran, Lyles, Mauro & Ramsey and briefly discussed the updates.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Since Chairwoman Paola Mastrodomenico and Vice Chairwoman Licette Conde-Matos were not physically present at the meeting, Ms. Nguyen recommended that the Board elect a Chairperson for the meeting for the purpose of executing District documents.

A **motion** was made by Ms. Rodriguez, seconded by Ms. Diaz and unanimously passed to appoint Ms. Rodriguez as a temporary Chairperson for today’s meeting for the purpose of executing District documents required for recordkeeping purposes.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Rodriguez, seconded by Ms. Arias and unanimously passed to adjourn the Regular Board Meeting at 8:14 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

F & S ENTERPRISES, INC.

IRRIGATION EXPERTS

FULL LANDSCAPE MAINTENANCE AVAILABLE

5401 NW 102ND Avenue, #123 Sunrise, Fl 33351

E-Mail – fs@fssprinklers.com

Broward CC# 96-CLS-629-X Dade CC# 93P000693 Palm Beach CC# U-17791

PROPOSAL

DATE: 10/10/2025

To: Century Gardens Village
c/o SDS, Inc.
pjerez@sdsinc.org

Location: Same
8990 W 152nd Path
Miami, FL 33196

We hereby propose to furnish the materials and perform the labor necessary for the completion of:
Hourly Irrigation Repair

Time and Material prices are an approximation. Due to the piping and materials being underground and not visible, we use these numbers as a guideline for you, the customer, so you have a general idea of what the cost could possibly be. Please understand that some of the repairs will come out less than estimated and some of them may cost more than estimated. For any items that will exceed the estimated amount, we request further approval prior to doing any additional work.

Pump & Clocks next to the clubhouse

Clock A – runs the south half of the property

Zone 9 – mists by the clock

- 1) There is a broken zone line in tree roots that needs to be repaired.

COST: Time & Material – Not to exceed \$ 380.00 without further approval

Zone 12 – mists 9164 – 9184 SW 152nd Path

- 2) There is a broken zone line at the base of an old palm tree in roots that needs to be repaired.

COST: Time & Material – Not to exceed \$ 380.00 without further approval

Clock B – runs the north half of the property

Zone 1

- 3) This zone is not coming on, we need to troubleshoot and repair. We will evaluate the zone once the repair is made.

COST: Time & Material – Not to exceed \$ 400.00 without further approval

Zone 6 – mists 15273 – 15283 SW 88th Terrace

- 4) There is a clogged or crushed zone line causing eight pop ups to have low pressure that needs to be repaired.

COST: Time & Material – Not to exceed \$ 500.00 without further approval

Zone 12

- 5) This zone is not coming on, we need to troubleshoot and repair. We will evaluate the zone once the repair is made.

COST: Time & Material – Not to exceed \$ 400.00 without further approval

Zone 14

- 6) This zone is not coming on, we need to troubleshoot and repair. We will evaluate the zone once the repair is made.

COST: Time & Material – Not to exceed \$ 400.00 without further approval

Zone 20

- 7) This zone is not coming on, we need to troubleshoot and repair. We will evaluate the zone once the repair is made.

COST: Time & Material – Not to exceed \$ 400.00 without further approval

Note: This proposal does not include any unforeseen items such as leaking or broken equipment, in addition to what is specified above, that may be discovered while working on the system.

Note: If the poly pipe comes apart or splits it is not covered under warranty. Poly pipe deteriorates as it ages.

If Legal procedures become necessary to resolve any portion of this agreement, the prevailing party shall be entitled to any and all fees incurred.

F & S is not responsible for any damage that may be caused while hand digging or hand trenching.

COST: Please see above

With payments to be made as follows:

10 Days from date of invoice

Any changes in this agreement must be in writing and approved by both parties.

This proposal valid for 30 days.

Submitted by:

PRINT: Dan Steuber

ACCEPTANCE OF PROPOSAL

DATE:

SIGNATURE:

PRINT:

www.fssprinklers.com **SERVING SINCE 1989**

Dade (305)372-7191 * Broward (954)572-4930 * Palm Beach (561)832-4969

* Fax (954)572-5150*

F & S ENTERPRISES, INC.

IRRIGATION EXPERTS

FULL LANDSCAPE MAINTENANCE AVAILABLE

5401 NW 102ND Avenue, #123 Sunrise, Fl 33351

E-Mail – fs@fssprinklers.com

Broward CC# 96-CLS-629-X Dade CC# 93P000693 Palm Beach CC# U-17791

PROPOSAL

DATE: 10/10/2025

To: Century Gardens Village
c/o SDS, Inc.
pjerez@sdsinc.org

Location: Same
8990 W 152nd Path
Miami, FL 33196

We hereby propose to furnish the materials and perform the labor necessary for the completion of:
Hourly Irrigation Repair

Time and Material prices are an approximation. Due to the piping and materials being underground and not visible, we use these numbers as a guideline for you, the customer, so you have a general idea of what the cost could possibly be. Please understand that some of the repairs will come out less than estimated and some of them may cost more than estimated. For any items that will exceed the estimated amount, we request further approval prior to doing any additional work.

Pump & Clocks next to the clubhouse

Clock A – runs the south half of the property

Zone 9 – mists by the clock

- 1) There is a broken zone line in tree roots that needs to be repaired.

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- 2) There is a broken zone line at the base of an old palm tree in roots that needs to be repaired.

COST: Time & Material – Not to exceed \$ 380.00 without further approval

Clock B – runs the north half of the property

Zone 1

- 3) This zone is not coming on, we need to troubleshoot and repair. We will evaluate the zone once the repair is made.

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Zone 6 – mists 15273 – 15283 SW 88th Terrace

- 4) There is a clogged or crushed zone line causing eight pop ups to have low pressure that needs to be repaired.

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Zone 12

- 5) This zone is not coming on, we need to troubleshoot and repair. We will evaluate the zone once the repair is made.

COST: Time & Material – Not to exceed \$ 400.00 without further approval

Zone 14

- 6) This zone is not coming on, we need to troubleshoot and repair. We will evaluate the zone once the repair is made.

COST: Time & Material – Not to exceed \$ 400.00 without further approval

Zone 20

- 7) This zone is not coming on, we need to troubleshoot and repair. We will evaluate the zone once the repair is made.

COST: Time & Material – Not to exceed \$ 400.00 without further approval

Note: This proposal does not include any unforeseen items such as leaking or broken equipment, in addition to what is specified above, that may be discovered while working on the system.

Note: If the poly pipe comes apart or splits it is not covered under warranty. Poly pipe deteriorates as it ages.

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F & S is not responsible for any damage that may be caused while hand digging or hand trenching.

COST: Please see above

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10 Days from date of invoice

Any changes in this agreement must be in writing and approved by both parties.

This proposal valid for 30 days.

Submitted by:

PRINT: Dan Steuber

ACCEPTANCE OF PROPOSAL

DATE:

SIGNATURE:

PRINT:

www.fssprinklers.com **SERVING SINCE 1989**

Dade (305)372-7191 * Broward (954)572-4930 * Palm Beach (561)832-4969

* Fax (954)572-5150*

