



**CENTURY GARDENS AT TAMAMI
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 21, 2018
10:30 A.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

www.centurygardenstamiamicdd.org

305.777.0761 Telephone
877.SDS.4922 Toll Free
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AGENDA
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT

Lennar Homes, LLC
730 NW 107th Avenue,
Suite 300 Meeting Room
Miami, Florida 33172

REGULAR BOARD MEETING

March 21, 2018
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. October 18, 2017 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Townhome Parcel (Tract B) Bond Closing – 12/21/2017
 - 2. Staff Report: As Required
- H. New Business
 - 1. Discussion Regarding Clubhouse (2014 Expansion Area Clubhouse) Acquisition
 - 2. Discussion Regarding Just Valuation Process of Property
 - 3. Discussion and Authorization of Property Appraisal
- I. Administrative & Operational Matters
 - 1. Discussion Regarding Fiscal Year 2018/2019 Proposed Budget Process
 - 2. General Election Process – Candidate Qualifying Period and Expiring Terms of Office
 - 3. Staff Report: As Required
- J. Board Members & Staff Closing Comments
- K. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CENTURY GARDENS AT TAMiami COMMUNITY
DEVELOPMENT DISTRICT - FISCAL YEAR 2017/2018
REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

09/28/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as 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 or she has neither paid nor 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.

Sworn to and subscribed before me this
28 day of SEPTEMBER, A.D. 2017

Diana Herrera

(SEAL)

MARIA MESA personally known to me



**CENTURY GARDENS AT TAMiami
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018 REGULAR
MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Century Gardens at Tamiami Community Development District (the "District") will hold Regular Meetings in the Meeting Room at Lennar Homes, LLC, located at 730 NW 107th Avenue, Suite 300, Miami, Florida 33172 at 10:30 a.m. on the following dates:

- October 18, 2017
- November 15, 2017
- December 20, 2017
- January 17, 2018
- February 21, 2018
- March 21, 2018
- April 18, 2018
- May 16, 2018
- June 20, 2018
- July 18, 2018
- August 15, 2018
- September 19, 2018

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 305-777-0761 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 Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 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 with no advertised notice.

CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT

www.centurygardensatmiami.com

8/28

17-31/000281342M

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 18, 2017

A. CALL TO ORDER

District Manager Neil Kalin called the October 18, 2017, Regular Board Meeting of the Century Gardens at Tamiami Community Development District to order at 10:30 a.m. in the Suite 300 Meeting Room of Lennar Homes, LLC located at 730 NW 107th Avenue, Miami, Florida 33172.

B. PROOF OF PUBLICATION

Mr. Kalin presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on September 28, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of Vice Chairperson Yadira Monzon and Supervisors Teresa Baluja, Estefany Brouwer and Ramon Javier constituted a quorum and it was in order to proceed with the meeting

Also in attendance were: District Manager Neil Kalin and Associate District Manager Armando Silva of Special District Services, Inc.; and General Counsel Gerald Knight of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. September 20, 2017, Regular Board Meeting

Mr. Kalin presented the minutes of the September 20, 2017, Regular Board Meeting and asked if there were any changes. There being no changes, a **motion** was made by Ms. Baluja, seconded by Mr. Javier and unanimously passed to approve the minutes of the September 20, 2017, Regular Board Meeting, *as presented*.

G. OLD BUSINESS

1. Discussion Regarding Rescheduling of Bond Validation Hearing

Mr. Kalin advised the Board that the Townhome Parcel (Tract "B") Bond Validation Hearing had been rescheduled for November 14, 2017, at 10:45 a.m. before Judge Antonio Marin.

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 18, 2017

2. Staff Report, as Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Discussion Regarding Hurricane “Irma” and Post Storm Community Report

Mr. Kalin advised that District Staff had been working with preferred vendors to clean up and remove storm debris, where necessary. There were several trees in the park parcel that were blown down during the storm. The trees that could be saved have been reset and replacement trees will be installed, provided funding is available.

2. Consider Resolution No. 2017-12 – Adopting a Fiscal Year 2016/2017 Amended Budget

Mr. Kalin presented Resolution No. 2017-12, entitled:

RESOLUTION NO. 2017-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin read the title of the resolution into the record and provided an explanation for the document. The Operating Fund as of September 30, 2017, had a positive fund balance. In addition, Mr. Kalin stated that the Debt Service Fund had sufficient funds to make the November 1, 2017, required debt service payments for each respective Bond Series. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Mr. Javier and unanimously passed to approve and adopt Resolution No. 2017-12, *as presented*; thereby setting the amended/revised final budget for the 2016/2017 fiscal year.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

There was no Staff Report at this time.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Kalin advised that the appeal period related to the Bond Validation (Tract “B”) would end on December 14, 2017; therefore, it is anticipated that the Board will meet on the

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 18, 2017

scheduled date of December 20, 2017, to take care of business matters related to issuance of the Series 2017 Bonds for Tract "B".

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Javier, seconded by Ms. Baluja and unanimously passed to adjourn the Regular Board Meeting at 10:42 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson