



**CENTURY GARDENS AT TAMAMI
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
JUNE 20, 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
561.630.4923 Facsimile

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

June 20, 2018
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Discussion Regarding Resignation and Appointment to Fill Vacancy
- E. Administer Oath of Office and Review Board Member Responsibilities & Duties
- F. Election of Officers (as required)
 - Chairperson
 - Vice Chairperson
 - Secretary/Treasurer
 - Assistant Secretary
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. Reconvened May 23, 2018 Regular Board Meeting.....Page 2
- J. Old Business
 - 1. Staff Report: As Required
- K. New Business
 - 1. Consider Third Supplemental Engineer’s Report Dated 6/20/2018 – 2018 Project
– **to be provided under separate cover**
 - 2. Consider Master Special Assessment Methodology Report Dated 6/20/2018 – 2018 Project
– **to be provided under separate cover**
 - 3. Consider Resolution No. 2018-02 – Authorizing Bond Resolution (\$6 Million).....Page 5
 - 4. Consider Resolution No. 2018-03 – Declaring the Levy of Special Assessments.....Page 12
 - 5. Consider Resolution No. 2018-04 – Setting Public Hearing to Levy, Collect and Enforce.....Page 15
 - 6. Consider Resolution No. 2018-05 – Adopting Revised Mutual Aid Agreement.....Page 18
- L. Administrative & Operational Matters
 - 1. Staff Report at Required
- M. Board Members & Staff Closing Comments
- N. 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.



(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
RECONVENED (from May 16, 2018) REGULAR BOARD MEETING
MAY 23, 2018

A. CALL TO ORDER

District Manager Neil Kalin reconvened the May 16, 2018, Regular Board Meeting of the Century Gardens at Tamiami Community Development District at 10:05 a.m. on May 23, 2018, 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 and Ramon Javier constituted a quorum and it was in order to proceed with the meeting

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

D. DISCUSSION REGARDING RESIGNATION AND APPOINTMENT TO FILL VACANCY

There was no resignation, therefore no appointment was made.

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

This item was not required.

F. ELECTION OF OFFICERS (as Required)

This item was not required.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

I. APPROVAL OF MINUTES

1. March 21, 2018, Regular Board Meeting

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
RECONVENED (from May 16, 2018) REGULAR BOARD MEETING
MAY 23, 2018

Mr. Kalin presented the minutes of the March 21, 2018, 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 March 21, 2018, Regular Board Meeting, *as presented*.

J. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

K. NEW BUSINESS

1. Discussion Regarding Expansion Area Clubhouse

Discussions continue with the HOA regarding the potential sale/purchase of the Expansion Area Clubhouse.

2. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2018/2019 Proposed Budget

Resolution No. 2018-01 was presented, entitled:

RESOLUTION NO. 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin read the title of the resolution into the record and indicated that the proposed 2018/2019 fiscal year operating fund budget had been balanced by designating a carryover of approximately \$27,700 from the projected fund balance as of September 30, 2018. Also, in preparation for the potential acquisition of the Expansion Area Clubhouse, a proposed budget was presented that included operation and maintenance (“O&M”) costs and debt service costs related to the potential Clubhouse acquisition. Mr. Kalin advised that since the overall proposed assessments, including the potential Clubhouse facility and the O&M and debt service assessments, were increasing in the fiscal year 2018/2019, letters to the property owners in the Expansion Area would be required. Furthermore, Mr. Kalin stated as part of Resolution No. 2018-01, the Board must set a date for the public hearing to adopt the fiscal year 2018/2019 final budget and assessment roll. Further discussion took place on the proposed budget after which;

A **motion** was made by Ms. Baluja, seconded by Mr. Javier and unanimously passed to approve and adopt Resolution No. 2018-01, subject to verification and any revisions to the

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
RECONVENED (from May 16, 2018) REGULAR BOARD MEETING
MAY 23, 2018

Clubhouse debt service assessments, setting the budget public hearing for August 15, 2018, at 7:00 p.m. in the Gardens by the Hammocks Community Clubhouse Meeting Room located at 15080 S.W. 116 Terrace, Miami, Florida 33196 and further authorizing publication/notice of the budget public hearing, as required by law.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding General Election and Candidate Qualifying Period

Mr. Kalin advised that the Qualifying Period for election to the District's Board runs from noon on June 18th through noon on June 22nd. Terms of office in Seats #1 (Brouwer) and #2 (Javier) are expiring. Information on candidate qualifying will be provided to those seeking re-election.

2. Reminder – Statement of Financial Interests – 2017 Form 1

Mr. Kalin advised the Board members that their financial disclosure forms should be received in the mail before the end of May. The deadline for submittal of the completed **2017 Form 1** is July 2, 2018

3. Staff Report, as Required

There was no Staff Report at this time.

M. BOARD MEMBER & STAFF CLOSING COMMENTS

Due to the potential acquisition of the Expansion Area Clubhouse, the Board will plan to meet on June 20, 2018, or sooner, as required.

N. 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 10:19 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2018-02

AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$6,000,000 AGGREGATE PRINCIPAL AMOUNT OF CENTURY GARDENS AT TAMAMI COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS TO PAY ALL OR A PORTION OF THE ACQUISITION OF A CLUBHOUSE FACILITY WITHIN THE EXPANSION AREA OF THE DISTRICT INCLUDING CERTAIN RELATED RECREATIONAL AMENITIES, THE FUNDING OF OPERATING AND MAINTENANCE COSTS RELATED TO SUCH CLUBHOUSE FACILITY AND RELATED INCIDENTAL COSTS (COLLECTIVELY, THE “2018 PROJECT”), PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; APPROVING THE USE OF THE MASTER TRUST INDENTURE DATED AS OF AUGUST 1, 2014 WITH RESPECT TO THE ISSUANCE OF THE BONDS AND APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SUPPLEMENTAL TRUST INDENTURE FOR THE BONDS IN SUBSTANTIALLY THE FORM ATTACHED HERETO; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF THE CENTURY GARDENS AT TAMAMI COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), MIAMI-DADE COUNTY, FLORIDA OR OF THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY WITHIN THE EXPANSION AREA OF THE DISTRICT BENEFITED BY THE PUBLIC IMPROVEMENTS TO BE ACQUIRED AND SUBJECT TO ASSESSMENT; PROVIDING FOR THE JUDICIAL VALIDATION OF SUCH BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, the Century Gardens at Tamiami Community Development District (the “District”), is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), created by Ordinance No. 07-81 of the Board of County Commissioners of Miami-Dade County, Florida (the “County”) enacted on June 26, 2007;

WHEREAS, the original boundaries of the District were expanded on March 4, 2014, by the enactment of Ordinance No. 14-20 of the County (herein, the “Expansion Area”); and

WHEREAS, the District was expanded for the purpose of delivering certain community development services and facilities within and outside its jurisdiction, and the District has decided to undertake the acquisition of a clubhouse facility and related recreational amenities to be located within the Expansion Area including, but not limited to, the funding of the operation and maintenance of such clubhouse facility and related amenities for approximately four (4) months and related incidental costs, pursuant to the Act (collectively, the “2018 Project”), all as set forth in **Schedule “I”** hereto;

WHEREAS, the District desires to authorize the issuance of not to exceed \$6,000,000 aggregate principal amount of its Century Gardens at Tamiami Community Development District Special Assessment Bonds, Series 2018 (the “Bonds”), in order to finance the 2018 Project;

WHEREAS, the District desires to provide the terms and conditions under which the District will acquire and fund the 2018 Project, all of which will specially benefit the District lands within the Expansion Area;

WHEREAS, authority is conferred upon the District by the Constitution and laws of the State of Florida, specifically including, but not limited to, Sections 190.011(9), 190.011(14), 190.014, 190.016(1), 190.016(2), 190.016(5), 190.016(8), 190.016(11), 190.016(13), 190.022 and 190.023 of the Act, to issue the Bonds; and

WHEREAS, the District desires to authorize and approve various instruments to be executed and delivered in connection with the Bonds and to provide for the judicial validation of the Bonds pursuant to Section 190.016(12), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Century Gardens at Tamiami Community Development District, as follows:

Section 1. Authorization of Bonds. The District hereby authorizes the issuance of not to exceed \$6,000,000 aggregate principal amount of the Bonds to (i) finance all or a portion of the costs of the 2018 Project; (ii) to fund a debt service reserve fund; (iii) to fund capitalized interest for the Bonds if determined necessary at the time the Bonds are sold; and (iv) pay the costs of issuing the Bonds. Pursuant to Section 190.016(1), the Bonds may be issued and delivered by the District in payment of all or a portion of the purchase price of the 2018 Project or may be sold at public or private sale.

Section 2. Certain Details of the Bonds. The Bonds and the interest thereon, shall not be deemed to constitute a debt, liability or obligation of the District (except as provided herein), the County or of the State of Florida (the “State”), or of any other political subdivision thereof, but shall be payable solely from the Special Assessments (as defined in the form of Indenture hereinafter referred to) levied by the District on property within the Expansion Area of the District benefited by the 2018 Project and subject to assessment, as set forth in the Indenture, and neither the faith and credit nor any taxing power of the District, the County, or the State, or of any other political subdivision thereof, is pledged to the payment of the principal of or interest on the Bonds, except for Special Assessments to be assessed and levied by the District to secure and pay the Bonds.

The Bonds shall:

(i) be issued in one or more series and may be delivered in payment of the purchase price of the 2018 Project or sold at public or private sale, as provided in Section 190.016(1), Florida Statutes, each series in an aggregate principal amount to be determined by subsequent resolution or resolutions of the District; provided, however, that the total aggregate principal amount of the Bonds issued may not exceed \$6,000,000 unless this Resolution is amended prior to the validation of the Bonds authorized herein.

(ii) be issued in fully registered form in principal denominations of \$5,000 and any integral multiple of \$5,000 in excess thereof, except as otherwise provided in the herein defined Indenture;

(iii) bear interest at an average annual rate not exceeding the maximum rate as may then be permitted by the laws of the State as more particularly provided in a resolution adopted by the District prior to the issuance and delivery of the Bonds;

(iv) the Bonds shall be payable in not more than 30 annual installments of principal; and

(v) be dated as provided in a resolution adopted by the District prior to the issuance and delivery thereof.

The final maturity date or dates of the Bonds and the interest rate or rates thereon shall be determined, within the foregoing limits, and any optional, mandatory and extraordinary redemption provisions thereof shall be fixed, by the Indenture hereinafter referred to or by one or more resolutions of the District to be adopted prior to the delivery of the Bonds. In other respects, the Bonds shall be in the form, shall be executed and authenticated, shall be subject to replacement and shall be delivered as provided in the Indenture hereinafter referred to.

Prior to the issuance and delivery of the Bonds, the District shall have undertaken and, to the extent then required under applicable law, completed all necessary proceedings, including, without limitation, the approval of assessment rolls, the holding of public hearings and the adoption of resolutions in order to levy and collect Special Assessments upon the lands within the Expansion Area within the District subject to assessment, all as more specifically required and provided for by the Act and Chapters 170, 190 and 197, Florida Statutes, as the same may be amended from time to time, or any successor statutes thereto.

Section 3. Designation of Attesting Members. Each Assistant Secretary of the Board of Supervisors (the “Board”) of the District (each individually a “Designated Member”) and the Secretary, are hereby designated and authorized on behalf of the Board to attest to the seal of the Board and to the signature of the Chairperson or Vice Chairperson of the Board as they appear on the Bonds, the Indenture and any other documents which may be necessary or helpful in connection with the issuance and delivery of the Bonds and in connection with the application of the proceeds thereof.

Section 4. Authorization to Use Master Trust Indenture and Authorization and Delivery of a Supplemental Trust Indenture for Each Series of Bonds. The District hereby authorizes the use of that certain Master Trust Indenture dated as of August 1, 2014 by and between the District and the Trustee (as defined below) (the “Master Indenture”) in connection with the issuance of the Bonds. The District does hereby authorize and approve the execution by the Chairperson and any Designated Member and the delivery of a Supplemental Trust Indenture for the Bonds issued to finance the 2018 Project (the “Supplemental” and, together with the Master Indenture, the “Indenture”) for the Bonds, each between the District and the Trustee. The Indenture shall provide for the security of the Bonds and express the contract between the District and the owners of such Bonds. The Supplemental Indenture shall be in substantially the

form thereof attached hereto and marked **Exhibit “A”** and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the Bonds as shall be approved by the Chairperson (or in his or her absence, the Vice Chairperson) executing the same, with such execution to constitute conclusive evidence of such officer’s approval and the District’s approval of any changes therein from the form of Indenture attached hereto.

Section 5. Sale of Bonds. Pursuant to the provisions of Section 190.016(1), the Bonds may be delivered in payment of all or a portion of the purchase price of the 2018 Project or may be sold at public or private sale after such advertisement, if any, as the Board may deem advisable but not in any event at less than 90 percent of the par value thereof, together with accrued interest thereon, in conformance with the provisions of the Act.

Section 6. Trustee. The District previously appointed Wells Fargo Bank, National Association, to serve as trustee under the Master Indenture (the “Trustee”). Such institution shall serve as Trustee in connection with the Bonds. Such financial institution shall also serve as paying agent, registrar and authenticating agent under the Indenture.

Section 7. Bond Validation. District Counsel and Bond Counsel to the District are hereby authorized and directed to take appropriate proceedings in the Circuit Court of the Eleventh Judicial Circuit of Florida, in and for Miami-Dade County, Florida, for validation and the proceedings incident thereto for the Bonds to the extent required by and in accordance with Section 190.016(12), Florida Statutes. The Chairperson or any Designated Member is authorized to sign any pleadings and to offer testimony in any such proceedings for and on behalf of the District. The other members of the Board, the officers of the District and the agents and employees of the District, including, without limitation, the District Manager, the engineer or engineering firm serving as engineer to the District and the District’s underwriter are hereby also authorized to offer testimony for and on behalf of the District in connection with any such validation proceedings.

Section 8. Further Official Action; Ratification of Prior and Subsequent Acts. The Chairperson, the Secretary and each Designated Member and any other proper official of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments (including, without limitation, any documents required by the Trustee to evidence its rights and obligations with respect to the Bonds, any documents required in connection with implementation of a book-entry system of registration, any funding agreements, and acquisition agreements with the Club Owner (as such term is defined in the Indenture), and investment agreements relating to the investment of the proceeds of the Bonds and any agreements in connection with maintaining the exclusion of interest on the Bonds from gross income of the holders thereof) and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District. The Secretary or any Designated Member is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation. All of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity

with the intent and purposes of this resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

Section 9. Bond Anticipation Notes. The District may, if it determines it to be in its best financial interest, issue Bond Anticipation Notes (“BANs”) in order to temporarily finance the costs of all or a portion of the 2018 Project. The District shall by proper proceedings authorize the issuance and establish the details of such BANs pursuant to the provisions of Section 190.014, Florida Statutes, as amended other applicable provisions of laws.

Section 10. Subsequent Resolution(s) Required. Notwithstanding anything to the contrary contained herein, no series of Bonds may be issued or delivered until the District adopts a subsequent resolution and/or supplemental indenture for each such series fixing the details of such series of Bonds remaining to be specified or delegating to the Chairperson or a Designated Member the authority to fix such details.

Section 11. Severability. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or ineffective for any reason, the remainder of this resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 12. Effective Date. This resolution shall take effect immediately upon its adoption, and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED in Public Session of the Board of Supervisors of the Century Gardens at Tamiami Community Development District, this 20th day of June, 2018.

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____
Title: Chairperson, Board of Supervisors

By: _____
Name: _____
Title: Secretary, Board of Supervisors

SCHEDULE I

DESCRIPTION OF THE 2018 PROJECT

The 2018 Project includes:

Acquisition of Clubhouse and related recreational amenities; and
Related incidental costs including the payment of the operation and maintenance costs of
the Clubhouse for approximately four (4) months after the acquisition thereof.

EXHIBIT A
FORM OF SUPPLEMENTAL TRUST INDENTURE

WPB/384242256v3/151661.010400

RESOLUTION NO. 2018-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS A PORTION OF WHICH COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE APPORTIONED; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING CERTAIN LANDS (EXPANSION AREA) WITHIN THE DISTRICT UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF THE SPECIAL ASSESSMENTS AND THE RELATED IMPROVEMENTS (2018 PROJECT); PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Century Gardens at Tamiami Community Development District (“District”) hereby determines to acquire the Expansion Area Clubhouse (the “Clubhouse”) improvements defined and described in the Third Supplemental Engineer’s Report dated June 20, 2018, as may be revised, prepared by Alvarez Engineer’s Inc. (the “Engineer’s Report”) including related amenities and to pay a portion of the costs of the Operation and Maintenance (the “O&M”) of the Clubhouse facilities (collectively the “2018 Project”), and in the plans and specifications available for review at the offices of Special District Services, Inc., located at 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014 or 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District Offices”);

WHEREAS, the District is empowered by Chapters 170, 190 and 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the special assessments (as defined below);

WHEREAS, the Board finds that it is in the best interest of the District to pay all or a portion of the cost of the 2018 Project by imposing, levying, and collecting special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* (“Assessments”) against the assessable lands within the Expansion Area in the District;

WHEREAS, the District hereby determines, based on the findings in the Engineer’s Report, that benefits will accrue to the property improved, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the District’s Master Special Assessment Methodology Report for the 2018 Project dated June 20, 2018 as may be revised, prepared by Special District Services, Inc. (the “Master Report”), a copy of which is available for review in the District Offices, for the assessable lands within the Expansion Area in the District;

WHEREAS, the District hereby determines that the Assessments to be levied on assessable lands within the Expansion Area in the District will not exceed the benefits to the property so improved;

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

Section 1. The above recitals are hereby incorporated and adopted as the findings of fact of the Board.

Section 2. The Assessments shall be levied to defray a portion of the cost of the 2018 Project improvements.

Section 3. The nature of the capital improvements comprising the 2018 Project within the Expansion Area in the District generally consists of, but not necessarily limited to, the community clubhouse building/pool, parking improvements, lighting improvements, landscaping and irrigation improvements, other related recreational amenities, all as described more particularly in the Engineer's Report and the plans and specifications available for review in the District Offices.

Section 4. The general location(s) of the 2018 Project improvements are within Tract M, consisting of approximately .74+/- acres, lying within the Expansion Area (approximately 53.47+/- acres) of the District situated in unincorporated Miami-Dade County, Florida, in an area bounded by S.W. 150th Place on the east, S.W. 120th Street on the south, S.W. 152nd Avenue on the west; and Hammocks Blvd. South on the north (the "Expansion Area").

Section 5. The estimated cost of the 2018 Project is approximately \$4,418,000.00 (the "Estimated Cost") based on the Engineer's Report.

Section 6. The Assessments will defray approximately \$5,410,000.00 which includes a portion of the Estimated Cost, plus financing related costs, capitalized interest, debt service reserve fund equal to 100% of the maximum annual debt service and O&M costs for a period of four months.

Section 7. The manner in which the Assessments shall be apportioned and paid is contained within the Master Report. The lands/lots within the Expansion Area in the District are currently platted; therefore, the Assessments will be levied on all benefitted lands/lots within the Expansion Area in the District all in accordance with the Master Report.

Section 8. The Assessments shall be levied on all lands/lots, within the Expansion Area in the District which are adjoining and contiguous or bounding and abutting upon the 2018 Project improvements or specially benefitted thereby and further designated on the assessment plat and/or assessment roll referenced in the Master Report.

Section 9. There is on file in the District Offices a preliminary assessment roll and an assessment plat showing the area to be assessed, with the plans and specifications describing the 2018 Project and the Estimated Cost, all of which shall be open to inspection by the public.

Section 10. The District Manager is hereby authorized and directed to cause to be made a preliminary assessment roll, as promptly as possible, which shall show the lots and lands to be assessed, the amount of benefit to and the Assessment against each lot or parcel of land and the number of annual installments into which the Assessment is divided.

Section 11. Commencing with the year in which the District incurs obligations for the payment of a portion of the Estimated Cost of the 2018 Project which are acquired by the District, the Assessments shall be paid in not more than thirty (30) annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, *Florida*

Statutes; provided, however, that in the event the non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the uniform method of collection described in Chapter 197, *Florida Statutes*, the Assessments may be collected in such manner as is otherwise permitted by law.

Section 12. Upon completion of the preliminary assessment roll, the Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the 2018 Project, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

Section 13. Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this resolution to be published twice in a newspaper of general circulation within Miami-Dade County.

Section 14. In the event this Resolution conflicts with any other Resolution of the District, this Resolution shall govern and the conflicting Resolution shall be repealed to the extent of such conflict.

PASSED, ADOPTED and EFFECTIVE this 20th day of June, 2018.

ATTEST:

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

RESOLUTION NO. 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON AUGUST 15, 2018 AT 7:00 PM IN THE GARDENS BY THE HAMMOCKS COMMUNITY CLUBHOUSE MEETING ROOM LOCATED AT 15080 S.W. 116 TERRACE, MIAMI, FLORIDA 33196, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE LEVY OF NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT, TO BE REFERRED TO AS THE “EXPANSION AREA”; PURSUANT TO CHAPTERS 170, 190, AND 197, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Century Gardens at Tamiami Community Development District (“District”) has adopted Resolution No. 2018-03 (the “Initial Assessment Resolution”), for implementing the limits, definitions, purpose, intent, location, nature and estimated cost of certain infrastructure improvements (“2018 Project”) to be partially or totally defrayed by certain non-ad valorem special assessments on certain benefited properties within the Expansion Area boundaries in the District; and

WHEREAS, the Initial Assessment Resolution provides for the portion of the estimated cost of the infrastructure improvements to be defrayed by the non-ad valorem special assessments and provides further for the manner in which such assessments shall be levied, when the levy shall occur, and setting forth and designating the lands upon which the assessment shall be levied, providing for an assessment plat, the preparation of a preliminary assessment roll, and related matters; and

WHEREAS, the Initial Assessment Resolution further provides for notice and conduct of a public hearing to consider the advisability and propriety of the non-ad valorem special assessments and the related infrastructure improvements; and

WHEREAS, pursuant to the Initial Assessment Resolution a preliminary assessment roll has been prepared and all of the conditions precedent (as set forth in applicable provisions of *Florida Statutes*, Chapters 170, 190 and 197, pertaining to the notice and conduct of the aforementioned Public Hearing) have been satisfied and all related documents are available for public inspection in the offices of Special District Services, Inc., 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014 or 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District Offices”).

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

Section 1. The above recitals are hereby incorporated and adopted as the findings of fact of the Board.

Section 2. There is hereby declared to be a public hearing to be held on August 15, 2018 at 7:00 p.m. in the Gardens by the Hammocks Community Clubhouse Meeting Room located at 15080 S.W. 116 Terrace, Miami, Florida 33196, for the purpose of hearing questions, comments and objections to the proposed non-ad valorem special assessments and the related infrastructure improvements (“2018 Project”) as described in the preliminary assessment roll and in plans and specifications, copies of which are available for public inspection in the District Offices. Affected persons may either appear at the hearing or submit their written comments prior to the meeting to the District Offices.

Section 3. Notice (substantially in the form attached hereto as Exhibit “A”) of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Miami-Dade County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments.

PASSED, ADOPTED and EFFECTIVE this 20th day of June, 2018.

ATTEST:

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

EXHIBIT "A"

NOTICE OF HEARING TO LEVY AND PROVIDE FOR THE COLLECTION AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Board of Supervisors (the "Board") of the Century Gardens at Tamiami Community Development District (the "District"), located in Miami-Dade County, Florida, will conduct a Public Hearing to consider adoption of an assessment roll and the imposition of special assessments against certain properties in the Expansion Area within the boundaries of the District. The general location(s) of the 2018 Project improvements are within Tract M, consisting of approximately .74+/- acres, lying within the Expansion Area (approximately 53.47+/- acres) of the District situated in unincorporated Miami-Dade County, Florida, in an area bounded by S.W. 150th Place on the east, S.W. 120th Street on the south, S.W. 152nd Avenue on the west; and Hammocks Blvd. South on the north (the "Expansion Area").

The purpose of the special assessments is to fund a portion or all of the cost of the 2018 Project to Tract M within the Expansion Area described above. The nature of the capital improvements comprising the 2018 Project generally consists of, but not necessarily limited to, the community clubhouse, parking improvements, lighting improvements, landscaping and irrigation improvements and other related recreational amenities, all as described more particularly in the Third Supplemental Engineer's Report, dated and accepted June 20, 2018; and as may be revised from time to time, prepared by Alvarez Engineers, Inc., and the plans and specifications on file in the offices of Special District Services, Inc., 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014 or 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Offices"). A description of each property to be assessed and the amount to be assessed to each lot or parcel of property is set forth in the Master Special Assessment Methodology Report (2018 Project), dated and accepted June 20, 2018; and as may be revised from time to time, prepared by Special District Services, Inc., on file in the District Offices.

A Public Hearing to receive comments from affected property owners as to the propriety and advisability of making such improvements, as to the cost thereof, as to the manner of payment thereof; and as to the amount thereof to be assessed against each lot or parcel of property will be held on August 15, 2018 at 7:00 p.m. in Gardens by the Hammocks Community Clubhouse Meeting Room located at 15080 S.W. 116 Terrace, Miami, Florida 33196.

All affected property owners have a right to appear at the Public Hearing and the right to file written objections with the District within twenty (20) days of the publication of this Notice.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing, such persons will need a record of the proceedings and for such purpose said person may need to ensure that a verbatim record of the proceeding is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the Americans with Disabilities Act, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least five (5) days notice prior to the proceeding. Please contact the District Manager at 305-777-0761 and/or 877- 737-4922 for assistance. If hearing impaired, telephone the Florida Relay Service (800) 955-8771 (TDD) for assistance.

RESOLUTION NO. 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE REVISED FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State Emergency Management Act, Chapter 252, *Florida Statutes*, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the Century Gardens at Tamiami Community Development District (the “District”) hereby approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Emergency Management requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 27P-19, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, THAT:

Section 1. The above recitals are hereby adopted.

Section 2. That execution of the attached revised Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.

PASSED, ADOPTED and EFFECTIVE this 20th day of June, 2018.

ATTEST:

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT,**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson