



**CENTURY GARDENS AT TAMAMI  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
JULY 18, 2018  
10:30 A.M.**

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

[www.centurygardenstamiamicdd.org](http://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 107<sup>th</sup> Avenue,  
Suite 300 Meeting Room  
Miami, Florida 33172

**REGULAR BOARD MEETING**

July 18, 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. May 16, 2018 Regular Board Meeting.....Page 2
  - 2. May 23, 2018 Reconvened May 16, 2018 Regular Board Meeting.....Page 4
  - 3. June 20, 2018 Regular Board Meeting.....Page 7
- G. Old Business
  - 1. Staff Report: As Required
- H. New Business
  - 1. Discussion Regarding the Gardens by the Hammocks Club Clubhouse and Amenities
  - 2. Consider Resolution No. 2018-06 – Authorizing Electronic Approvals and Check Signers.....Page 15
- I. Administrative & Operational Matters
  - 1. Reminder – Statement of Financial Interests – **2017 Form 1**
  - 2. Staff Report at 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

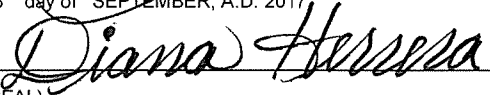
CENTURY GARDENS AT TAMiami COMMUNITY  
DEVELOPMENT DISTRICT - FISCAL YEAR 2017/2018  
REGULAR MEETING SCHEDULE

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

  
\_\_\_\_\_  
(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](http://www.centurygardensatmiami.com)  
8/28

17-31/000281342M

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 16, 2018

*Note: For the record, due to Meeting Room scheduling conflicts the Century Gardens at Tamiami CDD Regular Board Meeting was moved across the hallway to the Suite 305 Meeting Room (Eagle Mortgage) located at 730 NW 107th Avenue, Miami, Florida 33172. The Receptionist in Suite 300 redirected those attending the referenced meeting.*

**A. CALL TO ORDER**

District Manager Neil Kalin called the May 16, 2018, Regular Board Meeting of the Century Gardens at Tamiami Community Development District to order at 10:47 a.m. in the Suite 305 Meeting Room (see note above) located at 730 NW 107<sup>th</sup> 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 Managers Neil Kalin & Gloria Perez of Special District Services, Inc.; and General Counsel Gerald Knight of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Due to scheduling conflicts and the timing of today's meeting, the Board took the following action:

A **motion** was made by Ms. Baluja, seconded by Ms. Monzon and unanimously passed to *recess* the May 16, 2018, Century Gardens at Tamiami CDD Regular Board Meeting, to *reconvene* on **May 23, 2018 at 10:00 am** in the Meeting Room located at Lennar Homes, LLC, 730 NW 107th Avenue, Suite 300, Miami, Florida 33172.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

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

**F. APPROVAL OF MINUTES**

**G. OLD BUSINESS**

**H. NEW BUSINESS**

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 16, 2018

- I. ADMINISTRATIVE & OPERATIONAL MATTERS**
- J. BOARD MEMBER & STAFF CLOSING COMMENTS**
- K. ADJOURNMENT**

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

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 107<sup>th</sup> 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 18<sup>th</sup> through noon on June 22<sup>nd</sup>. 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.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JUNE 20, 2018

**A. CALL TO ORDER**

District Manager Neil Kalin called the June 20, 2018, Regular Board Meeting of the Century Gardens at Tamiami Community Development District to order at 10:35 a.m. in the Suite 300 Meeting Room of Lennar Homes, LLC located at 730 NW 107<sup>th</sup> 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, Ramon Javier and Estefany Brouwer (via conference speaker phone) constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Managers Neil Kalin and Armando Silva of Special District Services, Inc.; Juan Alvarez and Anna Ramirez of Alvarez Engineers, Inc.; Steve Sanford of Greenberg Traurig P.A.; and General Counsel Gerald Knight of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**D. DISCUSSION REGARDING RESIGNATION AND APPOINTMENT TO FILL VACANCY**

Mr. Kalin advised that he was in possession of a resignation letter from Maria C. Herrera (Seat #3) with an effective date of June 20, 2018, and that it would be in order to consider her resignation at this time. A discussion ensued after which a **motion** was made by Ms. Baluja, seconded by Ms. Monzon and unanimously passed to accept the resignation of Maria C. Herrera with an effective date of June 20, 2018.

There now being a vacancy in Seat #3, as a result of the resignation of Ms. Herrera, Mr. Kalin asked if there were any interested persons who would like to serve on the Board of Supervisors of the Century Gardens at Tamiami Community Development District ("District"). Mr. Cesar Zayas, a qualified elector residing in the District, stated that he was interested in serving on the Board of Supervisors of the District. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Mr. Javier and unanimously passed to *appoint* Cesar Zayas to serve the unexpired 4-year term of office in Seat #3 and such term of office will expire in November 2020.

Mr. Kalin, Notary Public in the State of Florida, administered the Oath of Office to Cesar Zayas. In addition, Mr. Kalin reminded Mr. Zayas of his duties and responsibilities as a

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JUNE 20, 2018

Board Member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2017 Form 1 must be completed and mailed to the Supervisor of Elections in the County of residency within thirty {30} days of appointment) and the Code of Ethics for Public Officials.

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

See actions taken above.

**F. ELECTION OF OFFICERS (as Required)**

Mr. Kalin stated that as a result of the changes on the District's Board, it would be in order to re-elect the officers. The following slate of names was suggested:

Chairperson – Ramon Javier  
Vice Chairperson – Cesar Zayas  
Secretary/Treasurer – Neil Kalin  
Assistant Secretaries – Teresa Baluja, Yadira Monzon, Estefany Brouwer, Gloria Perez and Armando Silva.

A discussion ensued after which a **motion** was made by Ms. Baluja, seconded by Mr. Javier and passed unanimously to *elect* the officers of the Century Gardens at Tamiami Community Development District as stated above.

**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. Reconvened May 23, 2018, Regular Board Meeting**

Mr. Kalin presented the reconvened minutes of the May 23, 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 reconvened minutes of the May 23, 2018, Regular Board Meeting, *as presented*.

**J. OLD BUSINESS**

**1. Staff Report, as Required**

There was no Staff Report at this time.

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JUNE 20, 2018

**K. NEW BUSINESS**

**1. Consider Third Supplemental Engineer's Report Dated 6/20/2018 – 2018 Project**

Mr. Juan Alvarez presented the Third Supplemental Engineer's Report for the Clubhouse Acquisition (the "Engineer's Report") dated June 20, 2018, and provided an overview of the Engineer's Report, with emphasis on the public infrastructure improvement estimated costs to be financed by the District. The clubhouse improvements and amenities are located on Tract M within the Expansion Area of the District (approximately .74+/- acres). The Gardens by the Hammocks Homeowners' Association (the "HOA") plans to negotiate a purchase price (with the Club owner) for the clubhouse improvements and request the District to purchase the clubhouse and amenities. The anticipated transaction will be formalized in a HOA resolution. Staff will confirm the status of the parking spaces within Tract M and ensure that easements and/or assignment of rights to the parking spaces will be part of any real estate transaction. A discussion ensued after which:

A **motion** was made by Mr. Javier, seconded by Mr. Zayas and passed unanimously to approve and accept the Third Supplemental Engineer's Report for the Clubhouse Acquisition dated June 20, 2018, *as revised*, and authorizes additional revisions as may be required.

**2. Consider Master Special Assessment Methodology Report Dated 6/20/2018 – 2018 Project**

Mr. Kalin presented the Century Gardens at Tamiami Community Development District Master Special Assessment Methodology Report for the 2018 Project dated June 20, 2018 (the "Master Report"). He stated that the non-ad valorem special assessment levels in the Master Report are a product of the estimated costs to finance the Expansion Area Clubhouse ("Clubhouse") improvements, including related recreational amenities and to pay a portion of the costs of Operation and Maintenance ("O&M") of the clubhouse facilities located on Tract M within the Expansion Area of the District. There are 445 residential units that are members of the Clubhouse, in accordance with the obligation set forth in the Gardens at the Hammocks Club, Club Plan, as amended.

The Clubhouse improvements are an integrated system of facilities designed to provide benefits to all assessable units within the Expansion Area of the District. For the purpose of this Master Report, it has been determined that each of the 445 units within the Expansion Area will receive equal and comparable benefits. It is contemplated that the District will issue approximately \$5,410,000 in par Bonds to finance the Clubhouse improvements and to pay a portion of the O&M costs. Each unit/lot within the Expansion Area of the District will pay equally for the required debt service assessments. There being no further discussion related to the Master Report, Mr. Kalin stated that it would now be in order to approve the Master Report, as revised.

A **motion** made by Mr. Javier, seconded by Mr. Zayas and unanimously passed to approve and accept the Century Gardens at Tamiami Community Development District Master

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JUNE 20, 2018

Special Assessment Methodology Report (“Master Report”) dated June 20, 2018 (“Master Report”), *as revised*; and authorizes additional revisions as may be required; and provides for establishing a Preliminary Assessment Roll, as outlined on Table F and Exhibit “B” of the Master Report.

**3. Consider Resolution No. 2018-02 – Authorizing Bond Resolution (\$6 Million)**

Mr. Kalin introduced Resolution No. 2018-02, entitled:

**RESOLUTION NO. 2018-02**

**AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$6,000,000 AGGREGATE PRINCIPAL AMOUNT OF CENTURY GARDENS AT TAMIAMI 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 TAMIAMI 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.**

Mr. Sanford provided an explanation for the document, including Exhibit A, with emphasis on (i) authorizing the issuance of not to exceed \$6,000,000 aggregate principal amount of Special Assessment Bonds to finance all or a portion of the costs of the 2018 Project within Expansion Area in the District; (ii) designation of attesting Board Members; authorization

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JUNE 20, 2018

to use the existing Master Trust Indenture and authorization and delivery of a Supplemental Trust Indenture; (iii) sale of the Bonds; (iv) appointment of a Trustee (previously appointed Wells Fargo Bank, National Association); and (v) authorizes proceedings for validation of the Bonds/Assessments. A discussion ensued after which:

A **motion** made by Mr. Javier, seconded by Mr. Zayas and unanimously passed to approve and adopt Resolution No. 2018-01, *as presented*, authorizing the issuance of not to exceed \$6,000,000 aggregate principal amount of Century Gardens at Tamiami Community Development District special assessment bonds to pay all or a portion of the acquisition of the clubhouse facilities, related recreational amenities and for the funding of a portion of operating and maintenance costs related to the clubhouse facilities, as described in the Engineer's Report accepted June 20, 2018, as revised.

**4. Consider Resolution No. 2018-03 – Declaring the Levy of Special Assessments**

Mr. Kalin introduced Resolution No. 2018-03, entitled:

**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.**

Mr. Kalin provided an explanation for the document with emphasis on the location, nature and estimated cost of the improvements (2018 Project) to be constructed in the Expansion Area of the District, a portion of which costs will be defrayed by the special assessments; providing the manner in which such special assessments shall be apportioned; designating certain lands in the Expansion Area within the District upon which the special assessments shall be levied; preparation of a preliminary assessment roll; and providing for a public

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JUNE 20, 2018

hearing to consider the advisability and propriety of the special assessments and the related improvements. A discussion ensued after which:

A **motion** was made by Mr. Javier, seconded by Mr. Zayas and unanimously passed to approve and adopt Resolution No. 2018-03, *as presented*, describing the general location of the improvements in the Expansion Area, the nature of the improvements, the estimated cost of the improvements, the amount the special assessments will defray (approximately \$5,410,000), the manner in which the special assessments will be apportioned and paid, preparing an assessment plat and preliminary assessment roll and providing for publication of this resolution, as required by law.

**5. Consider Resolution No. 2018-04 – Setting Public Hearing to Levy, Collect and Enforce**

Mr. Kalin introduced Resolution No. 2018-04, entitled:

**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 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.**

Mr. Kalin provided an explanation for the document and stated, for purposes of notifying the landowners within the Expansion Area of the District within thirty (30) days of the public hearing on the levy of non-ad valorem special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*, that the date of the public hearing will be August 15, 2018, would be preferred. A discussion ensued after which:

A **motion** was made by Mr. Javier, seconded by Mr. Zayas and unanimously passed to approve and adopt Resolution No. 2018-04, *as revised* (deleted word “Community” before “Clubhouse Meeting Room”), setting the public hearing date for the levy of special assessments on August 15, 2018, at 7:00 p.m. in the Gardens by The Hammocks Clubhouse Meeting Room located at 15080 S.W. 116 Terrace, Miami, Florida 33196; and authorizes publication of the public hearing notice, as required by law.

**6. Consider Resolution No. 2018-05 – Adopting Revised Mutual Aid Agreement**

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JUNE 20, 2018

Mr. Kalin presented Resolution No. 2018-05, entitled:

**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.**

Mr. Kalin provided an explanation for the document. A discussion ensued after which;

A **motion** was made by Mr. Javier, seconded by Mr. Zayas and unanimously passed to approve and adopt Resolution No. 2018-05, *as presented*; thereby accepting the revised Mutual Aid Agreement between the District and the State of Florida.

**L. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Consider Bond Counsel Engagement (2018 Project/Clubhouse)**

Mr. Kalin presented to the Board the engagement letter from GreenbergTraurig dated June 8, 2018 (the “Engagement”). Mr. Sanford provided an overview of the Engagement with emphasis on fees as Bond Counsel and Special Club Counsel fees. A discussion ensued after which;

A **motion** was made by Mr. Javier, seconded by Mr. Zayas and unanimously passed to approve and adopt the GreenbergTraurig Engagement proposal dated June 8, 2018, *as presented*; and authorizes District Officers to execute the Engagement, as required.

**2. 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 July 18, 2018.

**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 11:16 a.m.

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JUNE 20, 2018

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



**RESOLUTION NO. 2018-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES VIA ELECTRONIC APPROVAL PROCESSES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, The Century Gardens at Tamiami Community Development District ("District") has established a District checking/operating account in order for the District to expend public funds of the District as authorized and required; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District shall designate authorized staff and/or District officials to approve expenditures, via electronic approval processes, from the checking/operating account;

**WHEREAS**, the Board of the District has selected Todd Wodraska, Jason Pierman, Tricia Lascasas, Neil Kalin, Armando Silva and Ramon Javier to serve as the signatories, as required, on the District checking/operating account; and

**WHEREAS**, all resolutions or parts thereof of the District in conflict with the provisions contained herein are to the extent of any such conflict, hereby superseded and repealed.

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

**Section 1.** The above recitals are hereby adopted.

**Section 2.** Each expenditure from the checking/operating account will require a minimum of two (2) approvals and a designated member of the Board, by an electronic approval procedure, will have an opportunity to review the District's expenditure(s) prior to release of payment(s).

**Section 3.** When necessary to write checks, the signature of two (2) of the six (6) signatories named herein will be required on all District checks tendered from the District checking/operating account, as approved.

**PASSED, ADOPTED and becomes EFFECTIVE** this 18<sup>th</sup> day of July, 2018.

**ATTEST:**

**CENTURY GARDENS AT TAMIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson