



**CENTURY GARDENS AT TAMAMI
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
JUNE 15, 2023
6:15 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.centurygardenstamiamicdd.org

305.777.0761 Telephone
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AGENDA
CENTURY GARDENS AT TAMiami
COMMUNITY DEVELOPMENT DISTRICT
Gardens by the Hammocks Clubhouse Meeting Room
15080 S.W. 116th Terrace, Miami
Florida 33196
REGULAR BOARD MEETING & PUBLIC HEARING
June 15, 2023
6:15 p.m.

A. Call to Order	
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D. Establish a Quorum	
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• Vice Chairman	
• Secretary/Treasurer	
• Assistant Secretaries	
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M. Property Manager Updates	
N. District Counsel Report	
O. Board Members Comments	
P. Adjourn	

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of 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 - REVISED FISCAL YEAR 2022/202
3 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in a newspaper by print in the issues of Miami
Daily Business Review f/k/a Miami Review on

04/03/2023

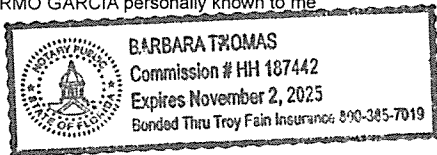
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Guillermo Garcia

Sworn to and subscribed before me this
3 day of APRIL, A.D. 2023

Barbara Thomas

(SEAL)
GUILLERMO GARCIA personally known to me



**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT
REVISED FISCAL YEAR 2022/2023
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 Gardens by the Hammocks Clubhouse Meeting Room located at 15080 SW 116th Terrace, Miami, Florida 33196 at 6:15 p.m. on the following dates:

- April 13, 2023
- June 15, 2023
- August 10, 2023
- September 14, 2023

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.centurygardenstamiamicdd.org

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23-18/0000654800M

**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 13, 2023**

A. CALL TO ORDER

The April 13, 2023, Regular Board Meeting of the Century Gardens at Tamiami Community Development District (the “District”) was called to order at 6:26 p.m. in the Gardens by the Hammocks Clubhouse Meeting Room located at 15080 SW 116th Terrace, Miami, Florida 33196.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on April 3, 2023, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that the attendance of Chairman Ramon Javier, Vice Chairman Cristofer Romero (via phone) and Supervisors Tarik Djemil and Max Riveros constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (via phone).

Also present were Julia Barrios and Laura Ortiz of Castle Group.

D. DECLARE VACANCIES IN SEATS 1 & 2 AND APPOINTMENTS TO SAID SEATS

Mrs. Perez advised, pursuant to the 2022 General Election results, no candidates had qualified for Seats #1 and #2. Seats #1 and #2 are currently held by incumbents Cristofer Romero and Ramon Javier, as holdovers respectively. Both incumbents have previously provided all necessary documentation and confirmed no changes to the same and as such it has been determined that they are qualified candidates eligible for appointment.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed declaring a vacancy in Seat #1, followed by the appointment of Cristofer Romero to fill the vacancy and unexpired term of office in Seat #1, which term expires in 2026.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Romero and unanimously passed declaring a vacancy in Seat #2, followed by the appointment of Ramon Javier to fill the vacancy and unexpired term of office in Seat #2, which term expires in 2026.

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

Mrs. Perez, as Notary Public in the State of Florida, administered the Oath of Office to Ramon Javier. Supervisor Javier was provided with the Financial Disclosure Form-1 required for this year (2022 Form 1) and a packet including information regarding “Government in the Sunshine Law”, public records and conflicts of interest,

along with information on the workings and benefits of a community development district and the responsibilities and duties of Board Members. Key elements were reviewed.

F. ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles of Armando Silva, Nancy Nguyen and herself and stated that nominations would be in order for Chairperson and Vice-Chair with the remaining three Supervisors being designated as Assistant Secretaries.

After a brief discussion, the following slate of officers was nominated:

- Chairperson – Ramon Javier
- Vice Chairperson – Cristofer Romero
- Assistant Secretary – Max Riveros
- Assistant Secretary – Tarik Djemil
- Assistant Secretary – Alvaro Cabrera
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Armando Silva and Nancy Nguyen (District Managers with Special District Services, Inc., in Mrs. Perez's absence)

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Javier and unanimously passed electing the Slate of Officers, as nominated.

G. ADDITIONS OR DELETIONS TO THE AGENDA

Supervisor Romero requested the addition of Consider Meeting Date Change under New Business.

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. November 10, 2022, Regular Board Meeting

Mrs. Perez presented the minutes of the November 10, 2022, Regular Board Meeting.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and passed unanimously approving the minutes of the November 10, 2022, Regular Board Meeting, as presented.

J. NEW BUSINESS

1. Consider Ratification of the Fitness Solution Proposal

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed ratifying and approving the Fitness Solution Estimate 23289, dated January 6, 2023, in the amount to of \$740.37 for gym equipment parts and repairs, as presented.

2. Consider Ratification of Spa Heater Display Proposal

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed ratifying and approving American Pool Work Order dated January 13, 2023, in the amount of \$964.10 for parts and labor to replace the spa heater display board, as presented.

3. Consider Ratification of Termination of Epic Forensics & Engineering for Clubhouse Reserve Study

The Board reminded that they had previously approved engaging the services of Epic Forensics & Engineering for a Clubhouse Reserve Study. Unfortunately, they were not able to provide the results of the study in a timely manner and as such, needed to be terminated.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed ratifying and approving the termination of Epic Forensics & Engineering for a Clubhouse Reserve Study.

4. Consider Ratification of Association Reserves Florida, LLC Addendum to Agreement for Clubhouse Reserve Study

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed ratifying and approving engaging the services of Association Reserves Florida, LLC and entered into an Addendum to Agreement for the Clubhouse Reserve Study in the amount of \$2,421, saving the District approximately \$4,500.

5. Consider Ratification of Association Reserves Florida, LLC First Amendment for Addendum to Agreement for Clubhouse Reserve Study

Due to the short time period and lack of meetings for the District's timeline for the current proposed budget, the services have been pushed out to the next proposed budget and will be provided to the District prior to January 15, 2024; therefore, amending the Addendum to Agreement for the Clubhouse Reserve Study.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed ratifying and approving the Association Reserves Florida, LLC First Amendment for the Addendum to Agreement for the Clubhouse Reserve Study.

6. Consider District Counsel Request for Adjustment to Fee Structure

District Counsel's letter was presented in the meeting book for consideration. The proposed rate increase will take effect May 1, 2023.

Attorney	Current Rate	Proposed Rate	Increased Amount
Partner	\$250	\$275	\$25
Associate	\$195	\$225	\$30

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Javier and passed unanimously approving District Counsel's request for an adjustment to the fee structure, as presented.

7. Consider District Engineer Request for Adjustment to Fee Structure

Century Gardens at Tamiami CDD			
Current 2015 Rates		Proposed 2023 Rates	
Principal	\$ 200.00	Principal	\$ 220.00
Chief Engineer			
Senior Engineer	\$ 170.00	Senior Engineer	\$ 185.00
Senior Project Engineer			
Project Manager	\$ 150.00	Engineer 2	\$ 160.00
Project Engineer	\$ 130.00	Engineer 1	\$ 140.00
		Electrical Engineer	\$ 135.00
Engineer	\$ 125.00	Engineer Intern	\$ 130.00
		Senior Designer	\$ 110.00
CADD	\$ 95.00	CADD/Computer Technician	\$ 100.00
		Senior Engineering Technician	\$ 95.00
Engineering Technician	\$ 85.00	Engineering Technician	\$ 90.00
Senior Administrative	\$ 80.00	Senior Administrative	\$ 95.00
Administrative	\$ 50.00	Administrative	\$ 60.00

Staff Classification	Definition
Principal	Professional Engineer with 20+ years of post registration experience
Senior Engineer	Professional Engineer with 10+ years of post registration experience
Engineer 2	Professional Engineer with 5+ years of post registration experience
Engineer 1	Professional Engineer with 0+ years of post registration experience
Electrical Engineer	Electrical Engineer with 2+ years of post-graduate experience
Engineer Intern	Entry level with engineering degree; Engineering Intern License
Senior Designer	15+ years of design experience, non-registered
CADD/Computer Technician	Design and Drafting with 1+ year of experience
Senior Engineering Technician	5+ years of experience
Engineering Technician	Entry level, with 0-4 years of experience
Senior Administrative	Degreed executive assistant with 8+ years of experience
Administrative	Secretary / Clerical

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and passed unanimously approving the District Engineer’s request for an adjustment to the fee structure, as presented.

8. Consider Roberts Aluminum Furniture Proposal to Replace Pool Umbrella Bases

This item was tabled until the next meeting and Ms. Barrios was directed to obtain more proposals.

9. Consider Roberts Aluminum Furniture Proposal to Refurbish Pool Furniture

This item was tabled until the next meeting and Ms. Barrios was directed to obtain more proposals.

10. Consider Electrostatic Paint Solutions for Clubhouse Paint Project

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed approving the proposal presented by Electrostatic Paint Solutions, dated January 19, 2023, in the amount of \$27,200 for the preparation and electrostatic painting of the clubhouse aluminum doors, windows, gates, fencing, etc., as specified; and simultaneously authorizing District Counsel to prepare an agreement and include language for a five (5) year warranty and for District management to execute same on behalf of the District.

11. Consider GameTime Proposal for Park Equipment Replacement

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Javier and passed unanimously approving the GameTime proposal dated February 10, 2023, in the amount of \$5,828.08 for the park equipment replacement project; simultaneously authorizing District Counsel to prepare an agreement and to include language providing for a five (5) year warranty and for District management to execute same on behalf of the District.

12. Consider Resolution No. 2023-01 – Electronic Signature Policy

Mrs. Perez presented Resolution No. 2023-01, entitled:

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN ELECTRONIC SIGNATURE POLICY, PROVIDING DISTRICT MANAGER WITH AUTHORITY AND RESPONSIBILITY FOR APPROVAL OF ELECTRONIC SIGNATURES AND IMPLEMENTATION OF CONTROL PROCESSES AND PROCEDURES TO ENSURE COMPLIANCE, INTEGRITY, AND SECURITY, IN ACCORDANCE WITH CHAPTER 688, FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Javier and passed unanimously adopting Resolution No. 2023-01, as presented.

13. Consider Resolution No. 2023-02 – Revised Fiscal Year 2022/2023 Meeting Schedule

Mrs. Perez presented Resolution No. 2023-02, entitled:

RESOLUTION NO. 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Due to removing the March 9, 2023, and May 11, 2023, meeting dates and adding the April 13, 2023, and June 15, 2023, meeting dates, the Board of Supervisors (the “Board”) of the **Century Gardens at Tamiami Community Development District** (the “District”) will hold Regular Meetings in the Gardens by the Hammocks Clubhouse Meeting Room located at 15080 SW 116th Terrace, Miami, Florida 33196 at **6:15 p.m.** on the following dates:

April 13, 2023
June 15, 2023
August 10, 2023
September 14, 2023

It was noted that Supervisor Romero requested a date change for future meetings, asking that the meetings be held on Tuesdays, if possible. After discussion, District management was directed to change the upcoming meeting dates to Mondays of availability for future meeting schedules.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and passed unanimously adopting Resolution No. 2023-02.

14. Consider Resolution No. 2023-03 – Adopting a Proposed Budget for Fiscal Year 2023/2024

Mrs. Perez presented Resolution No. 2023-03, entitled:

RESOLUTION NO. 2023-03

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 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez advised of the maximum Debt Service assessment for the Original Units, Expansion Units, Townhome Units & Clubhouse. The Administrative Budget is slightly higher than last year. Very little of the maintenance budget in 2021/2022 and a moderate amount of the maintenance budget has been used this year. New line items have been added to the budget. New projects have been added to the budget: Diamond Brite for the Clubhouse Pool & Spa and Playground Equipment for the Park. The Roof Project and the Electrostatic Paint Projects were applied to the current 2022/2023 budget.

The estimated (non-clubhouse) available funds for 9-30-23 are anticipated to be approximately, should no unforeseen expenses occur, \$215,000. A carryover balance of \$46,240 has been applied (\$44,440 was applied last year). The District could probably give similar carryovers for an estimated three to four more years before assessments would need to be increased.

The estimated clubhouse available funds for 9-30-23 are anticipated to be approximately \$300,000 (+/-), should no unforeseen expenses occur. A Clubhouse carryover balance of \$100,296 has been applied (\$87,296 was applied last year). Depending on Clubhouse spending, Clubhouse Assessments may have to be increased in future years.

Because the overall assessment for 2023/2024 is currently lower than the 2022/2023 assessment, letters to the residents would not be needed.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed adopting Resolution No. 2023-03, as presented, approving a Proposed Budget for FY 2023/2024 and Setting the Public Hearing for finalization for June 15, 2023, at 6:15 p.m. at the Gardens by the Hammocks Clubhouse Meeting Area located at 15080 SW 116th Terrace, Miami, Florida 33196; authorizing advertisement as required.

K. OLD BUSINESS

There were no Old Business items to come before the Board.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Consider Ratification of Clubhouse Expenditures

Presented in the meeting book were expenditures from October 2022 through March 2023 for the Board's review.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and passed unanimously ratifying and approving the Clubhouse Expenditures, as presented.

2. Announce Staff Changes

Karla Fuentesfria, the onsite APM, was recently promoted to another Castle property. Her last day onsite was February 24, 2023. She has been replaced by Jessenia Fiallo, the new onsite APM. Jessenia's first day was March 1, 2023.

M. PROPERTY MANAGER UPDATES

WEEKLY REPORT SUMMARY FROM JANUARY TO THE PRESENT

Presented by Julia Barrios, Site Management

January 2023:

Fitness Solution upholstered the pad of some gym equipment.

Garda World Security was contracted regarding the coverage for the upcoming rentals of the clubhouse.

Management met with Electrostatic Paint to obtain a proposal to paint all the doors, windows and fences around the clubhouse, gym, pool, and playground.

Management met with Supreme Aluminum to obtain a proposal to install a roof on the pool room.

NRS Park Service was contacted to obtain a proposal to replace pieces of the playground on Hammocks Boulevard.

BRS Pools was contacted regarding the pump motor warranty.

American Pool was scheduled to change the pool heater display.

Management reached out to Marsh regarding COI renewal from ADT.

Epic Engineering was contacted regarding the proposal for the reserve study of the community and clubhouse.

February 2023:

American Pool and Llerandi Pool were onsite measuring the pool in order to prepare a proposal to do the Diamond Brite.

Management followed up with American Pool to install the spa heater display.

Reserve study proposal was received from Association's Reserve.

Turf Management put mulch around the clubhouse and playground.

Landscaping maintenance of the pool was made.

First Solution Pest Control was onsite doing maintenance of the clubhouse.

Management contacted GameTime and obtained a proposal to change the playground equipment.

The janitor deep cleaned all doors and windows of the clubhouse.

March 2023:

Management trained new APM.

Management worked on 2023-2024 proposed budget for the CDD.

Management scheduled a site visit with the pool company to obtain a proposal for the pool and spa Diamond Brite.

Management requested the security company retrain the staff on community rules and regulations.

Management hired security to cover spring break to supervise the clubhouse amenities.

Management contacted the landscaping company to remove some dead palm trees and replace flowers for the main entrance.

Management received a proposal from Turf Management to repair the sprinkler system at one of the main entrances.

April 2023:

Fitness Solutions serviced gym equipment and also sent a proposal to replace parts of some gym equipment.

Management is continuing to prepare for the CDD annual meeting.

Management contacted Worldwide Distributors for a proposal for lighting in the clubhouse.

Peters Plumbing was also at the clubhouse and provided a proposal for gym bathroom parts.

Ms. Barrios was asked to have the security company provide the District Post Orders for Board review and for District records.

N DISTRICT COUNSEL REPORT

District Counsel had nothing further to report.

O. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member or Staff closing comments.

P. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Djemil, seconded by Supervisor Riveros and passed unanimously adjourning the meeting at 7:01 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Location

Miami-Dade County, Florida

Notice Text

NOTICE OF PUBLIC HEARING
AND

REGULAR BOARD MEETING OF THE
CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Century Gardens at Tamiami Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 15, 2023, at 6:15 p.m., or as soon thereafter as can be heard, in a meeting room of the Gardens by the Hammocks Clubhouse located at 15080 SW 116th Terrace, Miami, Florida 33196.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2023/2024 Proposed Final Budget. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website (www.centurygardenstamiamicdd.org) or District Manager at gperez@sdsinc.org, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

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

Meetings may be cancelled from time to time without advertised notice.

Century Gardens at Tamiami Community Development District

www.centurygardenstamiamicdd.org

5/26 6/2 23-79/0000664702M

RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2023/2024 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Century Gardens at Tamiami Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

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

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 15th day of June, 2023.

ATTEST:

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Gardens At Tamiami Community Development District

**Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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FINAL BUDGET
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
Administrative Assessments	53,416
Maintenance Assessments	41,383
Clubhouse Assessments	343,994
Debt Assessments (Series 2014 - Expansion Area)	431,583
Debt Assessments (Series 2016 - Original Units)	437,905
Debt Assessments (Series 2017 - Townhomes)	42,452
Debt Assessments (Series 2018 - Clubhouse)	305,685
Other Revenue	0
Other Revenue - Clubhouse	0
Interest Income	480
TOTAL REVENUES	\$ 1,656,898
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering - Annual Report/Inspections	3,500
Park Landscaping Maintenance (Includes Mulch)	15,000
Park Maintenance & Equipment	8,000
Street/Roadway & Stormwater System Maintenance	5,000
Irrigation System Pump Station Maintenance	2,400
FPL Power	1,800
Field Operation Management	1,200
General Maintenance/Contingency	2,000
TOTAL MAINTENANCE EXPENDITURES	\$ 38,900
TOTAL CLUBHOUSE EXPENDITURES	\$ 423,483
ADMINISTRATIVE ASSESSMENTS	
Supervisor Fees	1,500
Payroll Taxes - Employer	115
Management	34,116
Legal	14,000
Assessment Roll	7,500
Audit Fees	6,000
Arbitrage Rebate Fees	1,300
Insurance	8,000
Legal Advertisements	850
Miscellaneous	800
Postage	500
Office Supplies	675
Dues & Subscriptions	175
Trustee Fees	17,000
Continuing Disclosure Fees	1,400
Website Management	2,000
Administrative Contingency	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 96,931
TOTAL EXPENDITURES	\$ 559,314
EXCESS/ (SHORTFALL)	\$ 1,097,584
Bond Payments (Series 2014 - Expansion Units)	(405,688)
Bond Payments (Series 2016 - Original Units)	(411,631)
Bond Payments (Series 2017 - Townhomes)	(39,905)
Bond Payments (Series 2018 - Clubhouse)	(287,344)
BALANCE	\$ (46,984)
County Appraiser & Tax Collector Fee	(33,128)
Discounts For Early Payments	(66,257)
NET EXCESS/ (SHORTFALL)	\$ (146,369)
Carryover From Prior Year (Operating)	46,240
Carryover From Prior Year (Clubhouse)	100,129
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	53,237	51,305	53,416	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	44,574	43,511	41,383	Expenditures/.94
Clubhouse Assessments	343,995	343,994	343,994	Expenditures/.94
Debt Assessments (Series 2014 - Expansion Area)	431,585	431,583	431,583	Payment To Trustee/.94
Debt Assessments (Series 2016 - Original Units)	437,907	437,905	437,905	Payment To Trustee/.94
Debt Assessments (Series 2017 - Townhomes)	42,452	42,452	42,452	Payment To Trustee/.94
Debt Assessments (Series 2018 - Clubhouse)	305,686	305,685	305,685	Payment To Trustee/.94
Other Revenue	74	0	0	Other Revenue
Other Revenue - Clubhouse	3,245	0	0	
Interest Income	78	480	480	Interest Estimated At \$40 Per Month
TOTAL REVENUES	\$ 1,662,833	\$ 1,656,915	\$ 1,656,898	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering - Annual Report/Inspections	3,005	3,500	3,500	No Change From 2022/2023 Budget
Park Landscaping Maintenance (Includes Mulch)	13,900	15,000	15,000	No Change From 2022/2023 Budget
Park Maintenance & Equipment	0	8,000	8,000	No Change From 2022/2023 Budget
Street/Roadway & Stormwater System Maintenance	0	6,000	5,000	\$1,000 Decrease From 2022/2023 Budget
Irrigation System Pump Station Maintenance	0	2,400	2,400	No Change From 2022/2023 Budget
FPL Power	0	1,800	1,800	No Change From 2022/2023 Budget
Field Operation Management	1,200	1,200	1,200	No Change From 2022/2023 Budget
General Maintenance/Contingency	0	3,000	2,000	\$1,000 Decrease From 2022/2023 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 18,105	\$ 40,900	\$ 38,900	
TOTAL CLUBHOUSE EXPENDITURES	\$ 247,666	\$ 410,650	\$ 423,483	
ADMINISTRATIVE ASSESSMENTS				
Supervisor Fees	0	1,500	1,500	No Change From 2021/2022 Budget
Payroll Taxes - Employer	0	115	115	Supervisor Fees * 7.65%
Management	32,172	33,132	34,116	CPI Adjustments (Capped At 3%)
Legal	12,308	13,000	14,000	\$1,000 Increase From 2022/2023 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	5,400	6,000	6,000	No Change From 2022/2023 Budget
Arbitrage Rebate Fees	1,300	1,300	1,300	Fees For Two Bonds (2014,2016) 2017 & 2018 Bonds Qualify For Small User Exception
Insurance	6,562	7,000	8,000	Insurance Estimate
Legal Advertisements	533	850	850	No Change From 2022/2023 Budget
Miscellaneous	517	900	800	\$100 Decrease From 2022/2023 Budget
Postage	454	400	500	\$100 Increase From 2022/2023 Budget
Office Supplies	956	675	675	No Change From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fees	15,959	16,000	17,000	Trustee Fees For Four Bonds (2014,2016,2017,2018)
Continuing Disclosure Fees	1,400	1,400	1,400	Disclosure Fees For Four Bonds (2014,2016,2017,2018)
Website Management	2,000	2,000	2,000	No Change From 2022/2023 Budget
Administrative Contingency	0	1,200	1,000	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 87,236	\$ 93,147	\$ 96,931	
TOTAL EXPENDITURES	\$ 353,007	\$ 544,697	\$ 559,314	
EXCESS/ (SHORTFALL)	\$ 1,309,826	\$ 1,112,218	\$ 1,097,584	
Bond Payments (Series 2014 - Expansion Units)	(411,426)	(405,688)	(405,688)	2024 Principal & Interest Payments
Bond Payments (Series 2016 - Original Units)	(417,452)	(411,631)	(411,631)	2024 Principal & Interest Payments
Bond Payments (Series 2017 - Townhomes)	(40,470)	(39,905)	(39,905)	2024 Principal & Interest Payments
Bond Payments (Series 2018 - Clubhouse)	(291,407)	(287,344)	(287,344)	2024 Principal & Interest Payments
BALANCE	\$ 149,071	\$ (32,350)	\$ (46,984)	
County Appraiser & Tax Collector Fee	(15,979)	(33,129)	(33,128)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(61,484)	(66,257)	(66,257)	Four Percent Of Total Assessment Roll
NET EXCESS/ (SHORTFALL)	\$ 71,608	\$ (131,736)	\$ (146,369)	
Carryover From Prior Year (Operating)	0	44,440	46,240	Carryover From Prior Year (Operating)
Carryover From Prior Year (Clubhouse)	0	87,296	100,129	Carryover From Prior Year (Clubhouse)
NET EXCESS/ (SHORTFALL)	\$ 71,608	\$ -	\$ -	

DETAILED FINAL EXPANSION AREA 2018 PROJECT BUDGET (CLUBHOUSE)
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 ACTUAL THROUGH MAY 2023	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES					
Access Control	0	0	750	750	Access Control
Alarm Monitoring	724	555	1,000	1,000	Monitoring Of Clubhouse Fire & Security Alarm Systems
A/C Maintenance/Repairs	0	0	3,000	3,000	A/C Maintenance/Repairs
Gym Equipment Maintenance	2,541	1,778	6,000	6,000	Gym Equipment Maintenance
Telephone, Cable & Internet Service	3,203	1,727	3,800	3,800	No Change From 2022/2023 Budget
FPL Power	12,076	8,704	15,000	15,000	Electricity For Club Lighting, Pool, Cabana & Irrigation Pump
General Maintenance & Repairs	31,061	4,820	28,000	30,000	General Maintenance & Repairs
Insurance - Property/Casualty/Liability	14,078	16,423	17,000	20,000	Insurance - Property/Casualty/Liability
Irrigation Repairs & Maintenance	0	0	2,000	2,000	No Change From 2022/2023 Budget
Janitorial Services & Supplies	14,911	9,178	25,000	25,000	Janitorial Services & Supplies
Landscape Maintenance (Mulch & Plant Replacement)	25,980	14,615	31,000	31,000	Landscape Maintenance (Mulch & Plant Replacement)
Management Fees (Castle)	13,402	9,681	13,500	15,000	Management Fees (Castle)
Office & Kitchen Supplies	377	498	1,800	1,800	No Change From 2022/2023 Budget
Payroll - Club Staff	67,579	39,854	80,000	85,000	\$5,000 Increase From 2022/2023 Budget
Payroll - Club Staff Health Insurance	4,635	2,377	6,000	8,000	\$2,000 Increase From 2022/2023 Budget
Pest Control - Interior & Exterior	900	225	1,200	1,200	Pest Control - Interior & Exterior
Pool & Spa Maintenance	23,161	18,377	30,000	30,000	Pool & Spa Maintenance
Printing & Postage	0	0	500	500	Printing & Postage
Property Taxes	0	0	5,000	5,000	Property Taxes
Water & Sewer	3,495	2,025	4,200	4,500	Water & Sewer
Computer Services	317	96	2,000	2,000	No Change From 2021/2022 Budget
Security	21,555	160	30,000	30,000	Security
Oversight & Financial Management	6,000	4,000	6,000	6,000	Oversight & Financial Management
Contingency	1,671	1,289	25,000	30,000	Contingency
Roof On Pool Room Project	0	0	35,400	15,000	Roof On Pool Room
Electrostatic Paint - Fences & Doors Project	0	0	19,500	0	Line Item Eliminated
Camera System Maintenance	0	0	3,000	3,000	Camera System Maintenance
Clubhouse Front Landscaping Lights Project	0	0	15,000	0	Line Item Eliminated
Clubhouse Pool & Spa Diamond Brite Project	0	0	0	43,333	Three Year Project (First Year)
Clubhouse & Mail Hut Roof Replacement Reserve	0	0	0	5,600	Eighteen Year Project (First Year)
TOTAL CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES	\$ 247,666	\$ 136,382	\$ 410,650	\$ 423,483	
Carryover From Prior Year	0	0	87,296	100,129	Carryover From Prior Year
TOTAL CLUB OPERATIONS & MAINTENANCE EXPENDITURES					
Operating Expenditures	247,666	136,382	323,354	323,354	\$726.64 Per Year * 445 Units = \$323,354
					Assessment Including Discounts & Fees (\$726.64/.94 =
					\$773.02 Per Year * 445 Units = \$343,994)

DETAILED FINAL DEBT SERVICE FUND (SERIES 2014) BUDGET
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	2,032	25	100	Projected Interest For 2023/2024
NAV Tax Collection	411,426	405,688	405,688	Maximum Debt Service Collection
Total Revenues	\$ 413,458	\$ 405,713	\$ 405,788	
EXPENDITURES				
Principal Payments	130,000	135,000	140,000	Principal Payment Due In 2024
Interest Payments	268,350	260,750	255,350	Interest Payments Due In 2024
Bond Redemption	0	\$ 9,963	\$ 10,438	Estimated Excess Debt Collections
Total Expenditures	\$ 398,350	\$ 405,713	\$ 405,788	
Excess/ (Shortfall)	\$ 15,108	\$ -	\$ -	

Series 2014 Bond Information

Original Par Amount =	\$6,175,000	Annual Principal Payments Due =	November 1st
Interest Rate =	4.00% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2014		
Maturity Date =	November 2044		

Par Amount As Of 1-1-23 = \$5,260,000 Section Of District Obligated To Pay Series 2014 Bonds:
Expansion Units

DETAILED FINAL DEBT SERVICE FUND (SERIES 2016) BUDGET

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Interest Income	21	25	100	Projected Interest For 2023/2024
NAV Tax Collection	417,452	411,631	411,631	Maximum Debt Service Collection
Total Revenues	\$ 417,473	\$ 411,656	\$ 411,731	
EXPENDITURES				
Principal Payments	230,000	230,000	245,000	Principal Payment Due In 2024
Interest Payments	181,313	178,725	166,200	Interest Payments Due In 2024
Bond Redemption	0	2,931	531	Estimated Excess Debt Collections
Total Expenditures	\$ 411,313	\$ 411,656	\$ 411,731	
Excess/ (Shortfall)	\$ 6,160	\$ -	\$ -	

Series 2016 Bond Refunding Information

Original Par Amount =	\$5,860,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.00% - 4.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2016		
Maturity Date =	May 2037		
Par Amount As Of 1-1-23 =	\$4,575,000	Section Of District Obligated To Pay Series 2016 Bonds:	
		Original Units	

DETAILED FINAL DEBT SERVICE FUND (SERIES 2017) BUDGET

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Interest Income	195	25	100	Projected Interest For 2023/2024
NAV Tax Collection	40,470	39,905	39,905	Maximum Debt Service Collection
Total Revenues	\$ 40,665	\$ 39,930	\$ 40,005	
EXPENDITURES				
Principal Payments	13,000	14,000	14,000	Principal Payment Due In 2024
Interest Payments	26,313	25,655	25,183	Interest Payments Due In 2024
Bond Redemption	0	275	822	Estimated Excess Debt Collections
Total Expenditures	\$ 39,313	\$ 39,930	\$ 40,005	
Excess/ (Shortfall)	\$ 1,352	\$ -	\$ -	

Series 2017 Bond Information

Original Par Amount =	\$650,000	Annual Principal Payments Due =	December 15th
Interest Rate =	2.00% - 4.25%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	December 2017		
Maturity Date =	December 2047		
Par Amount As Of 1-1-23 =	\$588,000	Section Of District Obligated To Pay Series 2017 Bonds:	Tract B Townhomes

DETAILED FINAL DEBT SERVICE FUND (SERIES 2018) BUDGET

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,622	25	100	Projected Interest For 2023/2024
NAV Tax Collection	291,407	287,344	287,344	Maximum Debt Service Collection
Total Revenues	\$ 293,029	\$ 287,369	\$ 287,444	
EXPENDITURES				
Principal Payments	95,000	105,000	105,000	Principal Payment Due In 2024
Interest Payments	186,069	181,644	178,494	Interest Payments Due In 2024
Bond Redemption	0	725	3,950	Estimated Excess Debt Collections
Total Expenditures	\$ 281,069	\$ 287,369	\$ 287,444	
Excess/ (Shortfall)	\$ 11,960	\$ -	\$ -	

Series 2018 Bond Information

Original Par Amount =	\$4,850,000	Annual Principal Payments Due =	November 1st
Interest Rate =	3.00% - 4.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2018		
Maturity Date =	November 2048		

Par Amount As Of 1-1-23 = \$4,470,000

Sections Of District Obligated To Pay Series 2018 Bonds:
Expansion Units & Tract B Townhomes

**Century Gardens At Tamiami Community Development District
Assessment Comparison**

	Fiscal Year 2019/2020 Assessment Before Discount*		Fiscal Year 2020/2021 Assessment Before Discount*		Fiscal Year 2021/2022 Assessment Before Discount*		Fiscal Year 2022/2023 Assessment Before Discount*		Fiscal Year 2023/2024 Projected Assessment Before Discount*
<u>Original Units</u>									
Administrative Assessment For 22' Townhomes	\$ 54.59	\$	\$ 53.52	\$	\$ 56.44	\$	\$ 57.59	\$	\$ 59.96
Maintenance Assessment For 22' Townhomes	\$ 52.00	\$	\$ 53.02	\$	\$ 50.03	\$	\$ 48.84	\$	\$ 46.45
<u>Debt Assessment For 22' Townhomes</u>	\$ 719.47	\$	\$ 719.47	\$	\$ 719.47	\$	\$ 719.47	\$	\$ 719.47
Total	\$ 826.06	\$	\$ 826.01	\$	\$ 825.94	\$	\$ 825.90	\$	\$ 825.88
<u>30' Townhomes</u>									
Administrative Assessment For 30' Townhomes	\$ 54.59	\$	\$ 53.52	\$	\$ 56.44	\$	\$ 57.59	\$	\$ 59.96
Maintenance Assessment For 30' Townhomes	\$ 52.00	\$	\$ 53.02	\$	\$ 50.03	\$	\$ 48.84	\$	\$ 46.45
<u>Debt Assessment For 30' Townhomes</u>	\$ 873.67	\$	\$ 873.67	\$	\$ 873.67	\$	\$ 873.67	\$	\$ 873.67
Total	\$ 980.26	\$	\$ 980.21	\$	\$ 980.14	\$	\$ 980.10	\$	\$ 980.08
<u>Single Family Homes</u>									
Administrative Assessment For Single Family Homes	\$ 54.59	\$	\$ 53.52	\$	\$ 56.44	\$	\$ 57.59	\$	\$ 59.96
Maintenance Assessment For Single Family Homes	\$ 52.00	\$	\$ 53.02	\$	\$ 50.03	\$	\$ 48.84	\$	\$ 46.45
<u>Debt Assessment For Single Family Homes</u>	\$ 1,284.79	\$	\$ 1,284.79	\$	\$ 1,284.79	\$	\$ 1,284.79	\$	\$ 1,284.79
Total	\$ 1,391.38	\$	\$ 1,391.33	\$	\$ 1,391.26	\$	\$ 1,391.22	\$	\$ 1,391.20
<u>Expansion Area Units</u>									
Administrative Assessment For Villas	\$ 54.59	\$	\$ 53.52	\$	\$ 56.44	\$	\$ 57.59	\$	\$ 59.96
Maintenance Assessment For Villas	\$ 52.00	\$	\$ 53.02	\$	\$ 50.03	\$	\$ 48.84	\$	\$ 46.45
Clubhouse O&M Assessment For Villas	\$ 773.02	\$	\$ 773.02	\$	\$ 773.02	\$	\$ 773.02	\$	\$ 773.02
Clubhouse Debt Assessment For Villas	\$ 686.94	\$	\$ 686.94	\$	\$ 686.94	\$	\$ 686.94	\$	\$ 686.94
<u>Debt Assessment For Villas</u>	\$ 744.68	\$	\$ 744.68	\$	\$ 744.68	\$	\$ 744.68	\$	\$ 744.68
Total	\$ 2,311.23	\$	\$ 2,311.18	\$	\$ 2,311.11	\$	\$ 2,311.07	\$	\$ 2,311.05
<u>Townhomes</u>									
Administrative Assessment For Townhomes	\$ 54.59	\$	\$ 53.52	\$	\$ 56.44	\$	\$ 57.59	\$	\$ 59.96
Maintenance Assessment For Townhomes	\$ 52.00	\$	\$ 53.02	\$	\$ 50.03	\$	\$ 48.84	\$	\$ 46.45
Clubhouse O&M Assessment For Townhomes	\$ 773.02	\$	\$ 773.02	\$	\$ 773.02	\$	\$ 773.02	\$	\$ 773.02
Clubhouse Debt Assessment For Townhomes	\$ 686.94	\$	\$ 686.94	\$	\$ 686.94	\$	\$ 686.94	\$	\$ 686.94
<u>Debt Assessment For Townhomes</u>	\$ 944.68	\$	\$ 944.68	\$	\$ 944.68	\$	\$ 944.68	\$	\$ 944.68
Total	\$ 2,511.23	\$	\$ 2,511.18	\$	\$ 2,511.11	\$	\$ 2,511.07	\$	\$ 2,511.05
<u>Single Family Homes</u>									
Administrative Assessment For Single Family Homes	\$ 54.59	\$	\$ 53.52	\$	\$ 56.44	\$	\$ 57.59	\$	\$ 59.96
Maintenance Assessment For Single Family Homes	\$ 52.00	\$	\$ 53.02	\$	\$ 50.03	\$	\$ 48.84	\$	\$ 46.45
Clubhouse O&M Assessment For Single Family Homes	\$ 773.02	\$	\$ 773.02	\$	\$ 773.02	\$	\$ 773.02	\$	\$ 773.02
Clubhouse Debt Assessment For Single Family Homes	\$ 686.94	\$	\$ 686.94	\$	\$ 686.94	\$	\$ 686.94	\$	\$ 686.94
<u>Debt Assessment For Single Family Homes</u>	\$ 1,595.75	\$	\$ 1,595.75	\$	\$ 1,595.75	\$	\$ 1,595.75	\$	\$ 1,595.75
Total	\$ 3,162.30	\$	\$ 3,162.25	\$	\$ 3,162.18	\$	\$ 3,162.14	\$	\$ 3,162.12
<u>Tract B Townhomes</u>									
Administrative Assessment For Tract B Townhomes	\$ 88.00	\$	\$ 86.93	\$	\$ 89.85	\$	\$ 91.00	\$	\$ 93.37
Maintenance Assessment For Tract B Townhomes	\$ 52.00	\$	\$ 53.02	\$	\$ 50.03	\$	\$ 48.84	\$	\$ 46.45
Clubhouse O&M Assessment For Tract B Townhomes	\$ 773.02	\$	\$ 773.02	\$	\$ 773.02	\$	\$ 773.02	\$	\$ 773.02
Clubhouse Debt Assessment For Tract B Townhomes	\$ 686.94	\$	\$ 686.94	\$	\$ 686.94	\$	\$ 686.94	\$	\$ 686.94
<u>Debt Assessment For Tract B Townhomes</u>	\$ 903.25	\$	\$ 903.25	\$	\$ 903.25	\$	\$ 903.25	\$	\$ 903.25
Total	\$ 2,503.21	\$	\$ 2,503.16	\$	\$ 2,503.09	\$	\$ 2,503.05	\$	\$ 2,503.03

* Assessments Include the Following :
 4% Discount for Early Payments
 1% County Tax Collector Fee
 1% County Property Appraiser Fee

Community Information

Original Units	
22' Townhomes	188
30' Townhomes	67
<u>Single Family Homes</u>	191
Total Original Units	446
<u>Expansion Area Units</u>	
Villas	160
Townhomes	101
<u>Single Family Homes</u>	137
Total Expansion Area Units	398
Tract B Townhomes (Expansion Area)	47
Expansion Area Total Units	445

TOTAL UNITS	
Original Units:	446
Expansion Area Units:	398
<u>Tract B Townhomes (Expansion Area):</u>	47
Total Units	891
<u>Original Units - Single Family Homes Information</u>	
Total Units	191
Prepayments	1
Billed For Debt	190
<u>Expansion - Single Family Homes Information</u>	
Total Units	137
Prepayments	1
Billed For Debt	136

RESOLUTION NO. 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Century Gardens at Tamiami Community Development District ("District") to establish a regular meeting schedule for fiscal year 2023/2024; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 which is attached hereto and made a part hereof as Exhibit "A".

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

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 15th day of June, 2023.

ATTEST:

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 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 Gardens by the Hammocks Clubhouse Meeting Room located at 15080 SW 116th Terrace, Miami, Florida 33196 at **6:15 p.m.** on the following dates:

**October 23, 2023
January 22, 2024
April 22, 2024
June 24, 2024
August 26, 2024
September 23, 2024**

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.centurygardenstamiamicdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/23

RESOLUTION NO. 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT, REVISING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE DATES, TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Century Gardens at Tamiami Community Development District (the “District”) set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 by adoption of Resolution No. 2023-02 on April 13, 2023; and

WHEREAS, the Board of Supervisors wishes to revise the regular meeting schedule for the remaining fiscal year 2022/2023, changing the meeting dates thereby cancelling the remaining dates of August 10, 2023 and September 14, 2023 and adding meeting dates of August 28, 2023 and September 25, 2023 as shown on the attached Exhibit “A”.

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

Section 1. The regular meeting schedule for fiscal year 2022/2023 setting the date, time and location of District regular meetings approved by Resolution No. 2023-02 on APRIL 13, 2023 is hereby revised to change the location and the remaining dates of the meetings as provided in “Exhibit A”, attached hereto and made a part hereof.

Section 2. Exhibit “A” is hereby adopted and the actions taken by the District Manager in publishing the revised dates and location of the District Board regular meetings is hereby approved and ratified.

PASSED, ADOPTED and EFFECTIVE this 15TH day of JUNE, 2023.

ATTEST:

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
REVISED FISCAL YEAR 2022/2023 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 Gardens by the Hammocks Clubhouse Meeting Room located at 15080 SW 116th Terrace, Miami, Florida 33196 at **6:15 p.m.** on the following dates:

August 28, 2023
September 25, 2023

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.centurygardenstamiamicdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/23

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Century Gardens at Tamiami Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a records retention policy (the “Records Retention Policy”) for immediate use and application.

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

SECTION 1. The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the individual power to remove the Records Management

Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

- A.** Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the Records Retention Policy, as amended as provided herein;
- F.** Participate in the development of the District's development of electronic record keeping systems;
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in Exhibit A. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in Exhibit A. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED at a meeting of the District Board of Supervisors, this 15th day of June, 2023.

ATTEST:

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT
DISTRICT**

Print name: _____
Secretary / Assistant Secretary

Print name: _____
Chairperson, Board of Supervisors

Exhibit A: Amendments to General Records Schedules Established by the Division

Exhibit A

Amendments to General Records Schedules established by the Division

ADVERTISEMENTS: LEGAL (Item #25)

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.



5415 NW 72 Avenue
Miami, FL 33166 USA

QUOTATION

Date	2/27/2023
Quote #	8935

Name / Address Gardens by the Hammocks Club House 15080 SW 116 Terrace MIAMI, FL 33196	Ship To Gardens by the Hammocks Club House 15080 SW 116 Terrace MIAMI, FL 33196 ATTN: Julia 305-793-2273
--	--

P.O. No.	Terms	Due Date	Rep	FOB	Ship Via
	50% Bal. C.O.D	2/27/2023	ALEX		

Qty	Item	Description	Price E...	Total
15	UBA-150-COL...	Premium free standing aluminum umbrella base with roller wheels, 150 lb., concrete filled. 27" Dia	819.25	12,288.75T

<p>ALL ROBERTS ORDERS ARE CUSTOM MADE.No returns or exchange on any order after has been started. We cannot guaranteed exact color matching on any agreed color. 3%-5% color tolerance is acceptable by the customer.</p>	Subtotal	\$12,288.75
	Sales Tax (0.0%)	\$0.00
	Total	\$12,288.75

MADE IN THE USA	Phone #	Fax #	E-mail	Web Site
	305-885-3406	305-885-3946	robertsalum@aol.com	www.robertsaluminum.com







5415 NW 72 Avenue
Miami, FL 33166 USA

QUOTATION

Date	2/27/2023
Quote #	8933

Name / Address Gardens by the Hammocks Club House 15080 SW 116 Terrace MIAMI, FL 33196	Ship To Gardens by the Hammocks Club House 15080 SW 116 Terrace MIAMI, FL 33196 ATTN: Julia 305-793-2273
--	--

P.O. No.	Terms	Due Date	Rep	FOB	Ship Via
	50% Bal. C.O.D	2/27/2023	ALEX		

Qty	Item	Description	Price E...	Total
38	REP-SLG-CHLG	Chaise Lounge two piece sling, 23.5" wide sling, Double-Fold Hem, Aruvo® Thread Bonded Stitch.	170.00	6,460.00T
8	REP-SLG-CH	Sitting Chair One piece sling, 23.5" wide sling, standard height back 44", Double-Fold Hem, Aruvo® Thread Bonded Stitch.	84.185	673.48T
5	REP-SLG-BIN	Litter Bin New Sling with Double-Fold Hem, Aruvo® Thread Bonded Stitch.	141.25	706.25T
2	FREIGHT MIA2	Miami Assisted Delivery Service from and to the pool deck, ground level. Do not include set-up or installation.	339.00	678.00T
	* Approval Rep...	By signing this quote, the customer acknowledges Terms, Prices, Quantities, Description, Design and Colors. We appreciate your patience and loyalty as we all navigate through these uncharted times. Approximate lead times are 2-3 weeks from the receipt of signed proposal and 50% deposit. Prices are subject to change until both a signed proposal and 50% deposit are received. Selections and availability of materials may add to lead times. Balance due portion of the payment will be required for delivery SIGN QUOTE/ORDER AND RETURN BY E-MAIL. APPROVE BY: _____ PRINTED NAME: _____ DATE: _____	0.00	0.00T

ALL ROBERTS ORDERS ARE CUSTOM MADE.No returns or exchange on any order after has been started. We cannot guaranteed exact color matching on any agreed color. 3%-5% color tolerance is acceptable by the customer.	Subtotal	\$8,517.73
	Sales Tax (0.0%)	\$0.00
	Total	\$8,517.73

MADE IN THE USA	Phone #	Fax #	E-mail	Web Site
	305-885-3406	305-885-3946	robertsalum@aol.com	www.robertsaluminum.com





**SECOND AMENDMENT TO
SERVICES AGREEMENT
(Janitorial Services)**

THIS SECOND AMENDMENT TO SERVICES AGREEMENT (JANITORIAL SERVICES) (the “Second Amendment”) is made and entered into this ____ day of _____, 2023, by and between:

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, and whose address is c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District”), and

GREAT CLEANING CORP., a Florida corporation, whose principal address is 11379 SW 234th Lane, Homestead, Florida 33032, and whose mailing address is P.O. Box 227305, Miami, Florida 33222 (hereinafter “Contractor”).

RECITALS

WHEREAS, the District and Contractor acknowledge and agree that they are parties to the Services Agreement (Janitorial Services) dated July 15, 2021, as amended by the First Amendment to Services Agreement dated January 1, 2022 (collectively, the “Agreement”); and

WHEREAS, the District and Contractor desire to amend the Agreement to increase the compensation to be paid by the District to the Contractor for Janitorial Services provided by the Contractor under the Agreement, as more particularly described in Contractor’s Proposal/Estimate # 4566, dated December 6, 2022, attached hereto and made a part hereof as Exhibit A-2 (the “Proposal”); and

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Effective as of January 1, 2023 (the “Effective Date”), the Janitorial Services to be performed by the Contractor under the Agreement are hereby amended as reflected in the Proposal attached to this Second Amendment as Exhibit A-2, which Proposal supersedes and replaces the Proposal attached to the First Amendment to Agreement as Exhibit A-1.

Section 3. As of the Effective Date, the first sentence of Section 3 of the Agreement, entitled "Compensation," is amended and replaced with the following sentence: "In exchange for providing the Janitorial Services for nine (9) hours per week, on the days reflected in the Proposal, the District shall pay Contractor on a monthly basis the sum of ONE THOUSAND THREE HUNDRED and 00/100 DOLLARS (\$1,300.00) per month for the period beginning on the Effective Date (the "Contract Price")."

Section 4. The parties agree that the District may, by written request, increase the number of hours of Janitorial Services per week on an as-needed basis, subject to the Contractor's ability to staff such additional hours, and that the District shall compensate Contractor for any such additional hours at the same rate of compensation reflected in Exhibit A-2, applied on a pro rata basis.

Section 5. In all other respects not specifically amended by this Second Amendment, the original Agreement, as previously amended, shall remain in full force and effect.

Section 6. The parties agree that the terms and provisions of this Second Amendment shall be effective as of the Effective Date defined above upon execution by the parties of this Second Amendment.

IN WITNESS WHEREOF, the parties hereto have signed this Second Amendment on the day and year written below.

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT**

Gloria Perez, District Manager
(per Motion of the Board of Supervisors
at its meeting of _____)

Dated: _____, 2023

WITNESSES:

**GREAT CLEANING CORP., a Florida
corporation**

Print name: _____

By: _____

Title: _____

Print name: _____

this ____ day of _____, 2023

Exhibit A-2

Proposal



P.O.BOX 227305 Miami, FL 33222

Phone: 786.339.9605

www.greatcleaning.net

greatcleaningcorp@gmail.com

PROPOSAL / ESTIMATE

OFFICE, CONSTRUCTION, AND COMMERCIAL EXPERTS

TO:

Century Gardens at Tamiami CDD

Gardens by the Hammocks

15080 SW 116th Terrace

ESTIMATE # DATE

4566 12/06/2022

MONTHLY ESTIMATE AMOUNT

\$1,300.00

ACTIVITY:

Cleaning

Service_____

The services schedule for Monday, Wednesday, and Friday included the regular services cleaning for the Club house common areas, restrooms, office, lounges area, gym and restrooms, collect garbage pool areas, and pool area restrooms. Supplies will be charge by separated for to be reimbursement them.

***Service of location \$1,300.00 monthly.
Schedule: Monday, Wednesday, Friday***

Service includes:

- Vacuum clean all areas as needed
- Sweep, dust mop and damp mop tile floors.
- Sweep, dust mop and damp mop rubber floors.
- Gather all waste and place for disposal. Gather all recycle paper and place in container by Dumpsters outside. Interior & Exterior area.
- Replace liners in wastebaskets. Interior & Exterior area.
- Dust counters and file cabinets.
- Dust all office furniture that are cleared off, all desks must have papers and personal items neatly pick up.
- Disinfect phones every Monday
- Dust all other ledges and flat surfaces within reach.
- Remove fingerprints of glass doors.
- Any box or container not clearly marked as Trash will not be discarded.
- Dust, clean, remove fingerprints table glass as needed
- Dust armchair put them in correct way
- Dust small table
- Dust baseboard
- Dust TV
- Dust furniture
- Dust decorations

Employee Lounges

- Empty trash, damp wipe receptacles and replace plastic liners
- Not be held responsible for cleaning personal items left in the **kitchen**.
- Damp wipe tables, countertops, fronts of cabinets.
- Sweep, dust mop and damp mop floors
- Polish refrigerator
- Clean interior refrigerator
- Polish and clean all appliances

- Polish and clean coffee maker

Gym

- Clean gym machines
- Fill all dispensers with hand soap, sanitizer wipes, and liners.
- Remove all trash from trash containers
- Replace liners in wastebaskets
- Vacuum clean all areas as needed.
-

Restrooms / Fountains in Club and Gym.

- Remove all trash from trash containers.
- Clean and polish all stainless steel dispensers, walls, and trash containers.
- Empty, clean, polish and disinfect all sanitary napkin disposal receptacles.
- Fill all dispensers with toilet paper, hand towels, hand soap, and liners.
- Clean, sanitize and polish all fixtures and fittings.
- Polish hand soap disposal
- Clean and polish the mirrors.
- Clean and polish the vanity surface.
- Clean and sanitize all toilets, toilet seats, and leave the toilet seats in the up position.
- Clean and sanitize the entire urinal, especially the underside utilizing an enzyme chemical to destroy any bacteria.
- Sweep, mop and disinfect all floors while not allowing any streak marks.
- Clean and polish drinking fountains.

Exterior Areas.

- Collect all garbage exterior areas around Club
- Collect all garbage pool area
- Collect all garbage children's play area
- Collect all garbage mail station area
- Remove all trash from trash containers
- Replace liners in wastebaskets
- Vacuum clean all areas as needed
- Clean and set correct way all pool lounge furniture

Restrooms pool area.

- Remove all trash from trash containers.
- Clean and polish all stainless steel dispensers, walls, and trash containers.
- Empty, clean, polish and disinfect all sanitary napkin disposal receptacles.
- Fill all dispensers with toilet paper, hand towels, hand soap, and liners.
- Clean, sanitize and polish all fixtures and fittings.
- Polish hand soap disposal
- Clean and polish the mirrors.
- Clean and polish the vanity surface.
- Clean and sanitize all toilets, toilet seats, and leave the toilet seats in the up position.
- Clean and sanitize the entire urinal, especially the underside utilizing an enzyme chemical to destroy any bacteria.
- Sweep, mop and disinfect all floors while not allowing any streak marks.

Extra services as interior and exterior Window cleaning,
Pressure cleaning, Painting

... And more... Will be considered additional extra services and charged separately.

ACCEPTANCE OF PROPOSAL:

If you hereby agree to this Proposal, please sign where indicated below and return an original copy to my attention. Great Cleaning Corp. appreciates the opportunity to submit this proposal and we look forward to providing you with our services. In the meantime, if you should have any questions or concerns, please do not hesitate to contact us.

Respectfully submitted,

Maria D. Delgado

President

Phone: 786.339.9605 / 305.642.0061

greatcleaningcorp@gmail.com

The foregoing Proposal and the terms described therein, for cleaning services, is satisfactory and is hereby accepted. Great Cleaning Corp. is authorized to proceed with the work and payments will be made as indicated herein.

Gardens by the Hammocks

By: _____

Title: _____

Print Name: _____

Date: _____



**SMALL PROJECT AGREEMENT
(Exterior painting)**

THIS SMALL PROJECT AGREEMENT is made and entered into this ____ day of _____, 2023 (the “Agreement”), by and between:

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, and with offices at 2501A Burns Road, Palm Beach Gardens, Florida 33401 (the "District"),

and

ELECTROSTATIC PAINT SOLUTIONS, INC., a Florida corporation, whose business principal and mailing address is 4201 NW 37th Avenue, Miami, Florida 33142 (the “Contractor”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District desires to hire a service provider to prepare and paint fence and gates located at the pool area and playground and doors, windows and associated framework for the restroom, exterior clubhouse, pool area, main entrance, west and east side (the “Work”) at the facilities known as the Gardens By The Hammocks Club, located within the boundaries of the District at 15080 SE 116th Terrace, Miami, Florida 33196 (the “Project Area”), all as additionally and more particularly detailed in the Proposal, as later defined herein; and

WHEREAS, the Contractor has submitted a three (3) proposals to complete the Work at the Project Area, a copy of said proposals being attached hereto and made a part hereof as Composite Exhibit A (the “Proposal”); and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform the Work as detailed in this Agreement and the Proposal.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1.0 RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2.0 DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the exhibits attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or her designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Work in accordance herewith and with the conditions and prices as stated herein, in Composite Exhibit A.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the Work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the Work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the Work.

H. Contractor will be held responsible for the care, protection and condition of all Work until final completion and acceptance thereof and will be required to make good at its own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Work shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2008 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to all such rules, regulations, and standards in connection with all Work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing Work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

SECTION 3.0 COMPENSATION. Upon Contractor's completion of the Work described in this Agreement, District agrees to compensate the Contractor in the total amount of **TWENTY-SEVEN THOUSAND ONE HUNDRED AND 00/100 (\$27,100.00) DOLLARS** (the "Contract Amount"). It is further understood that District shall be responsible, at cost, for any permit fees required by Miami-Dade County, any municipality or other governing entity or agency having jurisdiction thereof (if any). Notwithstanding anything stated in the Proposal, Contractor understands and agrees that state or local government sales tax shall not be charged to the District, as the District is a special purpose unit of local government established pursuant to Chapter 190, Florida Statutes.

Payment of the Contract Amount stated above will be made as follows: the District will pay fifty percent (50%) of the Contract Amount on August 25, 2023, and the District will pay the remaining fifty percent (50%) of the Contract Amount upon completion of the Work and after the Work has passed final inspection by the District and applicable permitting agencies, if any. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made. This provision supersedes any payment schedule or plan set forth in Composite Exhibit A.

SECTION 4.0 INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

SECTION 4.1 E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. Notwithstanding the provisions of Section 4.0 above, if the District has a good faith belief that the Contractor has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor of the Contractor performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States

for employment under this Agreement, the District promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 5. TERM. This Agreement shall commence upon signature and shall continue until the Work described herein is completed. The Work at the Project Area shall begin no earlier than September 1, 2023 and be completed by Contractor by October 31, 2023, weather permitting ("Scheduled Completion Date"). The Contractor understands and acknowledges that the Work, as defined herein, is essential to use and enjoyment of the District facilities by the residents, property owners within the District and the general public. Therefore, Contractor agrees that the sum of \$50.00 per day may be deducted from the amount due to Contractor, as liquidated damages and not as a penalty, for failure to achieve completion of the Work within seven (7) days of the Scheduled Completion Date (regardless of weather conditions), which deduction shall begin on the eighth day after the Scheduled Completion Date. The District shall have the right to deduct such liquidated damages from any amount due, or that may become due the Contractor, or to otherwise collect such liquidated damages from the Contractor.

SECTION 6. INDEMNIFICATION.

A. Contractor shall indemnify, defend, and save harmless District, its respective officers, agents, servants, employees, volunteers and representatives from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of the Contractor, its officers, agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1 million per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes, or the doctrine of sovereign immunity.

SECTION 7. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 9. CANCELLATION/TERMINATION. The District shall also have the right to cancel/terminate this Agreement (1) for convenience at anytime and without any liability therefor prior Contractor's initiating work at any of the Project Areas under this Agreement (2) for convenience at anytime upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

SECTION 10. WARRANTY. The Contractor warrants its work against defects in labor, workmanship and materials for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. Contractor shall assign any and all manufacturer's warranties to District upon District's request and as necessary to make a claim on such warranty.

SECTION 11. INSURANCE.

A. The Contractor shall maintain at its own cost and expense the following insurance coverages during the execution and performance of the Work under this Agreement:

i. Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall agree to be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

ii. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$500,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;

3. Product and Completed Operations Liability;
4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

iii. Comprehensive Automobile Liability, covering owned, non-owned, or rented automotive equipment to be used in performance of the Work, with minimum limits of \$500,000, with no restrictive endorsements.

B. ____ If checked here, the Work or a portion thereof is to be performed within the right-of-way or property of Miami-Dade County (the “County”), in which case the Contractor is required to comply with certain contractual provisions regarding insurance and indemnification as required by separate Agreement between the District and the County (the “ROW Agreement”). Copies of said ROW Agreement are available to Contractor upon Contractor’s request to the District Manager of the District.

C. District and County (if Section 11.B is checked) shall be Additional Named Insureds under the policies of insurance required pursuant to this Agreement.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor’s interest or liabilities, but are merely minimum requirements established by the District. District reserves the right to reasonably require other insurance coverages that District deems necessary depending upon the risk of loss and exposure to liability.

E. Insurance companies selected must be acceptable to District and County (if Section 11.B is checked). All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days’ written notice has been given to District and the County (if Section 11.B is checked) by certified mail.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best’s Insurance Guide.

G. All required insurance policies shall preclude any underwriter’s rights of recovery or subrogation against District and County (if Section 11.B is checked) with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor shall ensure that any company issuing insurance to cover the requirements contained in this Agreement agrees that they shall have no recourse against the District or County for payment or assessments in any form on any policy of insurance.

I. The clauses, “Other Insurance Provisions” and “Insured Duties in the Event of an Occurrence, Claim or Suit” as it appears in any policy of insurance in which the County is named as an additional insured shall not be applicable to County.

J. Contractor shall furnish District with a Certificate of Insurance evidencing compliance with the requirements of this Section 11 prior to performing Work hereunder. In the event the Certificate of Insurance provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed Certificate of Insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension there under is in effect. Contractor shall not continue to complete the improvements required by this Agreement unless all required insurance remains in full force and effect.

K. Violation of the terms of this Section 11 and its sub-parts shall constitute a breach of the Agreement, and District, in its sole discretion, may cancel the Agreement, and all rights, title and interest of the Contractor in this Agreement shall thereupon cease and terminate.

SECTION 12. CHANGES IN WORK.

A. District may further order extra work or make changes by altering, adding to or deducting from the Work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

SECTION 13. REMEDY FOR DELAY.

A. In the event of any delay in the Work caused by any act or omission of the District, its agents or employees, by delays in the permitting/approval of the Work by the responsible government entity, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Work.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(S) IN THE COMPLETION OR PROSECUTION OF THE WORK.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the Work within the time allocated by this Agreement.

D. All requests by Contractor for extension of time to complete the Work shall be made in writing to the District.

SECTION 14. NOTICES.

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **Century Gardens at Tamiami
Community Development District**
2501A Burns Road
Palm Beach Gardens, Florida 33401
Attention: District Manager

With copy to: **District Counsel**
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard
Suite 600
Fort Lauderdale, Florida 33301
Attention: Dennis Lyles, Esq.

CONTRACTOR: **Electrostatic Paint Solutions, Inc.**
4201 NW 37 Avenue
Miami, Florida 33142
Attention: President

SECTION 15. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided

for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**SPECIAL DISTRICT SERVICES, INC.
2501A Burns Road
Palm Beach Gardens, Florida 33410
TELEPHONE: 786-347-2711
EMAIL: GPerez@SDSINC.ORG**

SECTION 16. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 17. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 18. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 19. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 20. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 21. CONFLICTS. In the event of a conflict between any provision of this main Agreement instrument and the terms and conditions of Composite Exhibit A, then this main Agreement instrument shall control.

SECTION 22. ACCEPTANCE OF PROPOSAL. District's acceptance of the Contractor's Proposal set forth in Composite Exhibit A is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Work at the Project Area described in Composite Exhibit A.

SECTION 23. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice-Chairman

_____ day of _____, 2023

WITNESSES:

CONTRACTOR:

**ELECTROSTATIC PAINT
SOLUTIONS, INC., a Florida
corporation**

[PRINT NAME OF WITNESS]

By: _____
Title: _____

_____ day of _____, 2023

[PRINT NAME OF WITNESS]

COMPOSITE EXHIBIT A

Proposals

**Century Gardens at Tamiami Community Development District
Clubhouse Expenditures
October 2022 through May 2023**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Clubhouse Expenses					
01-1602 · CH-Alarm Monitoring					
	10/24/2022	402848696	ADT US Holdings Inc	acct# 402848696 11/12/22-12/11/22	65.32
	11/24/2022	402848696	ADT US Holdings Inc	acct# 402848696 12/12/22-1/11/23	123.19
	01/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 2/12/23-3/11/23	66.32
	02/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 3/12/23-4/11/23	65.32
	03/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 4/12/23-5/11/23	61.05
	04/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 5/12/23-6/11/23	69.59
	05/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 6/12/23-7/11/23	103.76
Total 01-1602 · CH-Alarm Monitoring					554.55
01-1605 · CH-Gym(Circt Training)equip mnt					
	10/20/2022	53522	Fitness Solution Inc.	routine preventitive maintenance	125.00
	01/06/2023	54498	Fitness Solution Inc.	routine preventitive maintenance	125.00
	01/16/2023	54621	Fitness Solution Inc.	upholstery on equipment	740.37
	04/05/2023	55800	Fitness Solution Inc.	routine preventative maintenance april 2023	125.00
	04/17/2023	56115	Fitness Solution Inc.	repair on elliptical	568.86
	05/16/2023	114F-NM7M-HKRV	Amazon Capital Services	purell wipes	93.95
Total 01-1605 · CH-Gym(Circt Training)equip mnt					1,778.18
01-1606 · CH-Cable & Internet					
	11/25/2022	8495600625883659	Comcast	acct# 8495600625883659 service 11/29/22-12/28/22	236.58
	12/25/2022	8495600625883659	Comcast	acct# 8495600625883659 service 12/29/22-01/28/23	245.16
	01/25/2023	8495600625883659	Comcast	acct# 8495600625883659 service 01/29/23-02/28/23	245.38
	02/25/2023	8495600625883659	Comcast	acct# 8495600625883659 service 03/01/23-03/28/23	245.39
	03/25/2023	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 03/29/23-04/28/23	245.39
	04/25/2023	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 04/29/23-05/28/23	255.29
	05/25/2023	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 05/29/23-06/28/23	254.29
Total 01-1606 · CH-Cable & Internet					1,727.48
01-1608 · CH-Electricity					
	10/06/2022	07534-90226 1022	FPL	acct# 07534-90226 (09/07/21 - 10/06/22)	935.64
	11/04/2022	07534-90226 1122	FPL	acct# 07534-90226 (10/06/21 - 11/04/22)	1,138.05
	12/06/2022	07534-90226 1222	FPL	acct# 07534-90226 (11/04/21 - 12/06/22)	1,263.80
	01/06/2023	07534-90226	FPL	acct# 07534-90226 (12/06/21 - 01/06/23)	1,199.11
	02/06/2023	07534-90226 0223	FPL	acct# 07534-90226 (01/06/23 - 02/06/23)	1,022.16
	03/07/2023	07534-90226 0323	FPL	acct# 07534-90226 (02/06/23 - 03/07/23)	1,023.01
	04/06/2023	07534-90226	FPL	acct# 07534-90226 (03/07/23 - 04/06/23)	1,160.87
	05/05/2023	07534-90226 0523	FPL	acct# 07534-90226 (04/06/23 - 05/05/23)	961.18
Total 01-1608 · CH-Electricity					8,703.82

**Century Gardens at Tamiami Community Development District
Clubhouse Expenditures
October 2022 through May 2023**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
01-1609 · CH-Insurance (Prop & Liab)					
	10/01/2022	16676	Egis Insurance & Risk Advisors	policy # 100122024 10/1/22-10/1/23	16,423.00
Total 01-1609 · CH-Insurance (Prop & Liab)					<u>16,423.00</u>
01-1613 · CH-Janitorial Services/Supplies					
	10/01/2022	100122-HG	Great Cleaning Corp.	cleaning service October 2022	900.00
	10/07/2022	010-22	Great Cleaning Corp.	janitorial supplies	58.84
	10/27/2022	1F9R-GWVK-X996	Amazon Capital Services	6 soap dispensers for bathrooms	176.94
	11/01/2022	110122-HG	Great Cleaning Corp.	cleaning service November 2022	900.00
	11/23/2022	011-22	Great Cleaning Corp.	Supplies November	43.74
	12/01/2022	120122-HG	Great Cleaning Corp.	cleaning service December 2022	900.00
	12/15/2022	012-22	Great Cleaning Corp.	cleaning supplies December 2022	143.00
	12/21/2022	17Q7-3NXW-VGF1	Amazon Capital Services	toner, purell, and water filter	169.00
	01/01/2023	010123-HG	Great Cleaning Corp.	cleaning service January 2023	1,300.00
	01/30/2023	001-23	Great Cleaning Corp.	cleaning supplies January 2023	185.87
	02/01/2023	020123-HG	Great Cleaning Corp.	cleaning February 2023	1,300.00
	02/27/2023	001-23	Great Cleaning Corp.	cleaning supplies February 2023	141.67
	03/01/2023	030123-HG	Great Cleaning Corp.	Cleaning March 2023	1,300.00
	03/27/2023	003-23	Great Cleaning Corp.	Cleaning supplies March 2023	108.30
	04/01/2023	040123-HG	Great Cleaning Corp.	cleaning April 2023	1,300.00
	04/21/2023	004-23	Great Cleaning Corp.	cleaning supplies April 2023	250.57
Total 01-1613 · CH-Janitorial Services/Supplies					<u>9,177.93</u>

**Century Gardens at Tamiami Community Development District
Clubhouse Expenditures
October 2022 through May 2023**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
01-1615 · CH-Landscape Mnt (mulch-plants)					
	10/03/2022	84027	Turf Management	lawn maintenance Oct 2022	1,141.67
	10/03/2022	84027	Turf Management	trash pick up	150.00
	11/01/2022	84078	Turf Management	lawn maintenance Nov 2022	1,212.20
	11/01/2022	84078	Turf Management	trash pick up	158.70
	12/01/2022	84121	Turf Management	lawn maintenance Dec 2022	1,212.20
	12/01/2022	84121	Turf Management	trash pick up	158.70
	01/04/2023	84170	Turf Management	lawn maintenance Jan 2023	1,212.20
	01/04/2023	84170	Turf Management	trash pick up	158.70
	01/31/2023	84212	Turf Management	mulch playground at clubhouse	787.50
	01/31/2023	84211	Turf Management	mulch common area around office and pool	2,940.00
	02/01/2023	84216	Turf Management	lawn maintenance February 2023	1,212.20
	02/01/2023	84216	Turf Management	trash pick up	158.70
	03/01/2023	84259	Turf Management	lawn maintenance March 2023	1,212.20
	03/01/2023	84259	Turf Management	trash pick up	158.70
	04/03/2023	84308	Turf Management	lawn maintenance April 2023	1,212.20
	04/03/2023	84308	Turf Management	trash pick up	158.70
	05/01/2023	84352	Turf Management	lawn maintenance May 2023	1,212.20
	05/01/2023	84352	Turf Management	trash pick up	158.70
Total 01-1615 · CH-Landscape Mnt (mulch-plants)					14,615.47
01-1617 · CH-Management fees					
	10/01/2022	MGT-100122-080	Castle Management LLC	contract management Oct 2022	1,116.83
	11/01/2022	MGT-110122-082	Castle Management LLC	contract management November 2022	1,116.83
	12/01/2022	MGT-120122-084	Castle Management LLC	management fee December 2022	1,116.83
	01/01/2023	MGT-010123-083	Castle Management LLC	management fee January 2023	1,116.83
	02/01/2023	MGT-020123-083	Castle Management LLC	contract management	1,116.83
	03/01/2023	MGT-030123-089	Castle Management LLC	contract management March 2023	1,116.83
	04/21/2023	PREIM04-21-23-078	Castle Management LLC	payroll 4/1/23 - 4/14/23	1,863.41
	05/01/2023	MGT-050123-088	Castle Management LLC	contract management May 2023	1,116.83
Total 01-1617 · CH-Management fees					9,681.22
01-1618 · CH-Miscellaneous Expenses					
	11/01/2022	1638625	Miami Dade Fire Rescue Dept	permit # 18126-02331 item # 1638625	79.11
Total 01-1618 · CH-Miscellaneous Expenses					79.11

**Century Gardens at Tamiami Community Development District
Clubhouse Expenditures
October 2022 through May 2023**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
01-1619 · CH-Office Supplies					
	12/31/2022	2022-1916	Special District Services, Inc.	meeting books - November 2022	28.00
	01/22/2023	1PR3-D3WW-K447	Amazon Capital Services	copy paper	37.94
	03/15/2023	1QL4-WHJP-CNFK	Amazon Capital Services	key fobs, purell wipes, binder clips	176.94
	05/16/2023	114F-NM7M-HKRV	Amazon Capital Services	2 office chairs	254.78
Total 01-1619 · CH-Office Supplies					<u>497.66</u>
01-1620 · CH-Payroll club staff					
	10/14/2022	PREIM10-21-22-073	Castle Management LLC	payroll 10/1/22 - 10/14/22	2,447.14
	10/28/2022	PREIM11-04-22-071	Castle Management LLC	payroll 10/15/22 - 10/28/22	2,468.24
	11/11/2022	PREIM11-18-22-072	Castle Management LLC	payroll 10/29/22 - 11/11/22	2,447.14
	11/25/2022	PREIM12-02-22-071	Castle Management LLC	payroll 11/12/22 - 11/25/22	2,450.18
	12/27/2022	PREIM12-16-22-071	Castle Management LLC	payroll 11/26/22 - 12/09/22	2,449.94
	01/06/2023	PREIM01-13-23-058	Castle Management LLC	payroll 12/24/22 - 01-06/23	3,118.30
	01/11/2023	PREIM12-30-22-071	Castle Management LLC	payroll 12/9/22 - 12/22/22	2,435.49
	01/20/2023	PREIM01-27-23-071	Castle Management LLC	payroll 01/07/23-01/20/23	2,585.77
	02/03/2023	PREIM02-10-23-072	Castle Management LLC	payroll 01/21/23 - 02/03/23	2,585.77
	02/17/2023	PREIM02-24-23-073	Castle Management LLC	payroll 2/4/23 - 2/17/23	2,585.77
	03/10/2023	PREIM03-10-23-077	Castle Management LLC	payroll 02/18/23 - 03/03/23	2,535.62
	03/17/2023	PREIM03-24-23-076	Castle Management LLC	payroll 03/04/23 - 03/17/23	3,290.37
	03/31/2023	PREIM04-07-23-053	Castle Management LLC	payroll 03/18/23 - 03/31/23	3,295.25
	04/28/2023	PREIM05-05-23-190	Castle Management LLC	payroll 04/15/2023 - 04/28/2023	2,571.63
	05/12/2023	PREIM05-19-23-050	Castle Management LLC	payroll 04/29/2023 - 05/12/2023	2,587.03
Total 01-1620 · CH-Payroll club staff					<u>39,853.64</u>
01-1621 · CH-Pest Control					
	03/07/2023	122607	1st Solution Pest Control	treat clubhouse inside and outside perimeter	75.00
	04/05/2023	124196	1st Solution Pest Control	treat clubhouse inside and outside perimeter	75.00
	05/09/2023	125652	1st Solution Pest Control	treat clubhouse inside and outside perimeter	75.00
Total 01-1621 · CH-Pest Control					<u>225.00</u>

**Century Gardens at Tamiami Community Development District
Clubhouse Expenditures
October 2022 through May 2023**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
01-1622 · CH-Pool & Spa Maintenance					
	10/01/2022	600779	American Pool Service	monthly service October 2022	1,025.00
	10/05/2022	598961	American Pool Service	pool repairs	3,096.85
	11/01/2022	604528	American Pool Service	monthly service November 2022	1,025.00
	11/04/2022	WF-000870	Waterflow Irrigation Inc	backflow certification	300.00
	11/12/2022	WF-000874	Waterflow Irrigation Inc	backflow preventer assembly	1,250.00
	11/23/2022	601481	American Pool Service	pool repairs - float reservoir, chemical controller	1,947.90
	12/01/2022	607387	American Pool Service	monthly service December 2022	1,025.00
	12/21/2022	606271	American Pool Service	life rings and throw lines	510.10
	01/01/2023	610283	American Pool Service	monthly service January 2023	1,095.00
	01/20/2023	611268	American Pool Service	thermometer for spa	24.50
	02/01/2023	613518	American Pool Service	service February 2023	1,095.00
	02/14/2023	613603	American Pool Service	replacement of "no diving" tile	173.50
	02/14/2023	611028	American Pool Service	display board for Pentair heat pump	964.10
	02/17/2023	614168	American Pool Service	pool chemicals	386.95
	02/27/2023	615029	American Pool Service	semi annual balance chemicals	330.00
	03/01/2023	616914	American Pool Service	March service	1,095.00
	04/01/2023	620516	American Pool Service	monthly services April 2023	1,095.00
	04/06/2023	620864	American Pool Service	spa skimmer basket	24.55
	04/25/2023	614177	American Pool Service	replacement of inline thermometer	818.40
	05/01/2023	623705	American Pool Service	May service	1,095.00
Total 01-1622 · CH-Pool & Spa Maintenance					<u>18,376.85</u>
01-1626 · CH-Repairs & Maintenance					
	10/18/2022	3571	Industrial Shadeports Inc	50% for replacement of shade cover	1,250.00
	10/25/2022	WP-20539	Alfresco Air	AC service	340.00
	11/07/2022	46078	Security Fire Prevention Inc	charging of fire extinguishers	75.00
	11/14/2022	3596	Industrial Shadeports Inc	final payment for replacement of shade cover	1,250.00
	01/27/2023	WP-21495	Alfresco Air	AC service	340.00
	04/10/2023	11153	Worldwide Distributors Inc. Dba Elighting	install & pruchase of weatherproof vibrating horn	780.00
	04/25/2023	WP-22045	Alfresco Air	AC service	340.00
	04/28/2023	971	Peter's Plumbing Inc.	repair of toilet	445.00
Total 01-1626 · CH-Repairs & Maintenance					<u>4,820.00</u>

**Century Gardens at Tamiami Community Development District
Clubhouse Expenditures
October 2022 through May 2023**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
01-1630 · CH-Water & Sewer					
	12/14/2022	3456615209	Miami-Dade Water & Sewer Department	acct# 3456615209 09/07/2022 - 12/06/2022	31.67
	12/19/2022	5883452839	Miami-Dade Water & Sewer Department	acct# 5883452839 09/02/2022 - 12/06/2022	1,302.64
	03/15/2023	3456615209	Miami-Dade Water & Sewer Department	water	34.94
	03/15/2023	5883452839	Miami-Dade Water & Sewer Department	water	655.82
Total 01-1630 · CH-Water & Sewer					<u>2,025.07</u>
01-1631 · CH-Contingency					
	02/15/2023	47514-OGA	Association Reserves - Florida, LLC	deposit for reserve study	1,210.50
Total 01-1631 · CH-Contingency					<u>1,210.50</u>
01-1632 · CH-Computer Equipment/Services					
	11/01/2022	2022-1507	NDSI Group Inc	remote monitoring quarterly	48.00
	02/01/2023	2023-1069	NDSI Group Inc	remote monitoring quarterly	48.00
Total 01-1632 · CH-Computer Equipment/Services					<u>96.00</u>
01-1633 · CH-Security					
	02/15/2023	2185	Redes Telecom LLC	service on camera	160.00
Total 01-1633 · CH-Security					<u>160.00</u>
01-1634 · CH Oversight & Financial Mgmt					
	10/31/2022	2022-1602	Special District Services, Inc.	CH - Management fee October 2022	500.00
	11/30/2022	2022-1706	Special District Services, Inc.	CH - Management fee November 2022	500.00
	12/31/2022	2022-1916	Special District Services, Inc.	CH - Management fee December 2022	500.00
	01/31/2023	2023-0003	Special District Services, Inc.	CH - Management fee January 2023	500.00
	02/28/2023	2023-0111	Special District Services, Inc.	CH - Management fee February 2023	500.00
	03/31/2023	2023-0220	Special District Services, Inc.	CH - Management fee March 2023	500.00
	04/30/2023	2023-0328	Special District Services, Inc.	CH - Management fee April 2023	500.00
	05/31/2023	2023-0452	Special District Services, Inc.	CH - Management fee May 2023	500.00
Total 01-1634 · CH Oversight & Financial Mgmt					<u>4,000.00</u>
01-1639 · CH - Club Staff Health Insurance					
	10/31/2022	INS-1022-058	Castle Management LLC	insurance reimbursement	395.50
	11/30/2022	INS-1122-061	Castle Management LLC	insurance November 2022	395.50
	12/31/2022	INS-1222-061	Castle Management LLC	insurance reimbursement December 2022	395.50
	01/31/2023	INS-0123-055	Castle Management LLC	health insurance January 2023	297.50
	02/28/2023	INS-0223-059	Castle Management LLC	insurance February 2023	297.50
	03/31/2023	INS-0323-062	Castle Management LLC	insurance reimbursement March 2023	297.50
	04/30/2023	INS-0423-063	Castle Management LLC	insurance reimbursement April 2023	297.50
Total 01-1639 · CH - Club Staff Health Insurance					<u>2,376.50</u>
Clubhouse Expenses					<u>136,381.98</u>