



**CENTURY GARDENS AT TAMAMI
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 23, 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
877.SDS.4922 Toll Free
561.630.4923 Facsimile

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
October 23, 2023
6:15 p.m.

A. Call to Order	
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Publication Date
2023-10-13

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Miscellaneous Notices

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

10/13 23-61/0000688523M

**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 15, 2023**

A. CALL TO ORDER

The June 15, 2023, Regular Board Meeting of the Century Gardens at Tamiami Community Development District (the “District”) was called to order at 6:33 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. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Mrs. Perez, as Notary Public in the State of Florida administered the Oath of Office to Cristofer Romero and he was provided with 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.

D. ESTABLISH A QUORUM

Mrs. Perez determined that the attendance of Chairman Ramon Javier, Vice Chairman Cristofer Romero and Supervisors Tarik Djemil, Max Riveros and Alvaro Cabrera 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 Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (via phone).

Also present was Julia Barrio, the HOA Manager.

E. 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 regarding appointment to office 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.

F. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

H. APPROVAL OF MINUTES

1. April 13, 2023, Regular Board Meeting

Mrs. Perez presented the minutes of the April 13, 2023, Regular Board Meeting.

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Javier and passed unanimously approving the minutes of the April 13, 2023, Regular Board Meeting, as presented.

Mrs. Perez then recessed the Regular Board Meeting and simultaneously called to order the Public Hearing.

I. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published in the *Miami Daily Business Review* on May 26, 2023, and June 2, 2023, as legally required.

2. Receive Public Comment on Fiscal Year 2023/2024 Final Budget

There was no public comment on the Fiscal Year 2023/2024 Final Budget.

3. Consider Resolution No. 2023-04 – Adopting a Fiscal Year 2023/2024 Final Budget

Mrs. Perez handed out a corrected version of the Resolution No. 2023-04, entitled:

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.

Mrs. Perez read the title of the resolution into the record and stated it provides for approving and adopting the fiscal year 2023/2024 Final Budget and the non-ad valorem special assessment tax roll (Assessment Levy).

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Javier and unanimously passed adopting Resolution No. 2023-04, approving the Fiscal Year 2023/2024 Final Budget, as presented via handout and setting the fiscal year 2023/2024 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.

J. NEW BUSINESS

1. Consider Resolution No. 2023-05 – Adopting a Fiscal Year 2023/2024 Meeting Schedule

Mrs. Perez presented Resolution No. 2023-05, entitled:

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.

October 23, 2023 Amended Budget

January 22, 2024

April 22, 2024 Proposed Budget

June 24, 2024 Final Budget

August 26, 2024

September 23, 2024

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and unanimously passed adopting Resolution No. 2023-05, approving the Regular Meeting Schedule for Fiscal Year 2023-2024, holding meetings at the Gardens by the Hammocks Clubhouse Meeting Room, 15080 SW 116th Terrace, Miami, Florida 33196, unless otherwise authorized, with the start time of 6:15 p.m., and authorizes the advertisement of same, as required by law.

2. Consider Resolution No. 2023-06 – Adopting a Revised Fiscal Year 2022/2023 Meeting Schedule

Mrs. Perez presented Resolution No. 2023-06, entitled:

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.

She noted this changes the remaining meeting dates to the 4th Monday of the month as follows:

August 28, 2023

September 25, 2023

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Romero and passed unanimously adopting Resolution No. 2023-06, as presented.

3. Consider Resolution No. 2023-07 – Adopting a Records Retention Policy

Mrs. Perez presented Resolution No. 2023-07, entitled:

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.

Mrs. Perez explained that with this action appoints a records liaison and designates the electronic copy of documents as the official District record. This means that only a copy needs to be signed at meetings, and once it is scanned, the original can be discarded, which will create a more economical and efficient records management system.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and unanimously passed adopting Resolution No. 2023-07, thereby approving a Records Retention Policy as presented.

4. Consider Pool Umbrella Base Replacement Proposal

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Romero and unanimously passed approving the Sun & Beach proposal in the amount of \$5,925 to replace pool umbrella bases, as presented.

5. Consider Refurbished Pool Furniture Proposal

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Romero and unanimously passed approving the Roberts Aluminum proposal in the amount of \$11,226.32t to refurbish pool furniture; and simultaneously authorizing District Counsel to prepare an agreement for same and for District management to execute same on behalf of the District.

6. Consider Ratification and Approval of Great Cleaning Services' 2nd Amendment to Agreement

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Javier and passed unanimously ratifying and approving the Great Cleaning Services 2nd Amendment to the Agreement, as presented.

7. Discussion Regarding Carda World Security Post Orders

Ms. Barrieros advised that she had provided to Garda the Clubhouse and Pool Area Rules to be incorporated into the post orders.

8. Consider Ratification and Approval of Electrostatic Paint Solutions' Painting Agreement

It was noted that the date for this project had been postponed until September when the pool is not being used as much.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously ratifying and approving the Electrostatic Paint Solutions Exterior Painting Agreement, as presented.

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 May 2023 for the Board's review.

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

2. 2022 Form 1 – Statement of Financial Interests

Mrs. Perez advised that the Board should be receiving in the mail their 2022 Form 1 – Statement of Financial Interests and to complete and mail it to the Supervisor of Elections' office no later than the July 1, 2023, deadline.

M. PROPERTY MANAGER UPDATES

Ms. Barrios advised that the office chairs and the printer had recently been replaced with District approval.

N DISTRICT COUNSEL REPORT

Mr. Cochran advised of a new legislative requirement for ethics training. Additional information will be provided at an upcoming meeting.

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 Javier, seconded by Supervisor Riveros and passed unanimously adjourning the meeting at 7:03 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Proposal

12600 S.W. 125 Avenue, Miami, FL 33186
Phone: 305 255 7000 Fax: 305 255 1281

TO: Century Gardens at Tamiami Community Development District	DATE: 10/2/23
ADDRESS: 2501 A Burns Road Palm Beach Gardens, Fl. 33410	JOB NAME: Mulch Playground JOB LOCATION: Century Gardens
	PAGE: 1

We hereby submit specifications and estimates for:

Mulching complete playground to level out mulch, and fill in areas that have been pushed away.

Playground in clubhouse

Mulch all playground area with specific certified playground mulch Price is for 3 pallets.	\$1,575.00
---	-------------------

Total:	\$1,575.00
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Turf Management carries \$1,000,000 property liability insurance, vehicle insurance, and all workmen are covered under workers compensation.



Acceptance of Proposal
Signature _____
Date _____

By:
Fernando Toledo
Certified Arborist
For Turf Management

This Proposal becomes a Contract upon acceptance by both parties.


Fwd: Mulch for playground at Clubhouse

Gloria Perez <gperez@sdsinc.org>

Mon 10/2/2023 2:30 PM

To: Fernando "Ferny" Toledo <turfferny1@gmail.com>

Cc: Ronald Galvis <rGalvis@sdsinc.org>; Julia Barrios <jbarrios01@castlegroup.com>; Jessenia Fiallo <jessenia.fiallo@castlegroup.com>; Ramon Javier <cgtdcseat2@gmail.com>; Gabrielle Vitucci <gvitucci@sdsinc.org>; Tricia Lascasas <TLascasas@sdsinc.org>; Tori Shamy <tshamy@sdsinc.org>

 1 attachments (60 KB)

Century Gardens CDD Mulchclubhouse2023.xls;

Hi Ferny

Please accept this approval for the required work to be conducted.

We will be adding this proposal to the upcoming meeting book for ratification an approval.

Kindly coordinate with Julia and her team once you have the installation date.

Wishing everyone a wonderful day and thank you,
Gloria

Sent from my iPhone

Begin forwarded message:

From: Fernando Toledo <turfferny1@gmail.com>

Date: October 2, 2023 at 2:21:24 PM EDT

To: Gloria Perez <gperez@sdsinc.org>, Ronald Galvis <rGalvis@sdsinc.org>, Julia Barrios <jbarrios01@castlegroup.com>, Jessenia Fiallo <jessenia.fiallo@castlegroup.com>

Subject: Mulch for playground at Clubhouse

Good afternoon team here is the proposal for mulch needed at the playground at clubhouse. Sorry for the delay, I just been swamped here at the office. We mulched the playground on Hammocks Blvd a few months ago, however the playground at Clubhouse was good at that time. So now we need to add to this playground. Please let me know when it gets approved because its a special order and takes time to receive. Thanks and have a great day.

--

Fernando Toledo

Certified Arborist

Turf Management Services, Inc.

(305)992-9628



QUOTE

OlivFloor Repair and Services, Corp
 14700 Booker T Washington Blvd. Apt 209
 Miami, FL 33176
 Phone: 786-380-1508
Olivfloor@gmail.com

Customer ID	
Invoice Date	9/11/2023
Quote Number	185
Payment Due By	

BILL TO

Century Gardens at Tamiami Community Development District
 C/O Special District Service, Inc.
 2501A Burns Rd.
 Palm Beach Gardens, FL 33410.

Item Description	Unit Price	Amount
-Pressure Cleaning of Club House.		1,245.00
-Concrete Sidewalks.		
-Paved pool deck.		
-Paved walkways.		
-Pressure Cleaning of		500.00
-walls of Clubhouse.		
-walls of Mailroom.		
-Pressure Cleaning		300.00
-Tot lot.		
-Pressure Cleaning.		1,100.00
-Clubhouse roof		
-Mailroom roof.		
-Labor, supply and equipment.		

COMMENTS

SUBTOTAL	3145.00
TAX	
DISCOUNT	
TOTAL	3145.00

Make all checks payable to Olivfloor Repair and Services, Corp

Thank you for your business!

Re: Clubhouse pressure cleaning - Approved

Gloria Perez <gperez@sdsinc.org>

Mon 10/2/2023 2:27 PM

To: Julia Barrios <jbarrios01@castlegroup.com>; Ramon Javier <cgctddseat2@gmail.com>

Cc: Ronald Galvis <rGalvis@sdsinc.org>; Jessenia Fiallo <jessenia.fiallo@castlegroup.com>; Tori Shamy <tshamy@sdsinc.org>; Gabrielle Vitucci <gvitucci@sdsinc.org>; Tricia Lascasas <TLascasas@sdsinc.org>

1 attachments (49 KB)

Quote.xlsx - 185.pdf;

Good afternoon

I reviewed the proposal and based on the timing as you've mentioned, taking advantage that the pool and Clubhouse are closed to conduct the service as needed you have my approval.

Javier as discussed kindly provide your blessing for District records.

This proposal will be added to the upcoming meeting book for ratification an approval.

Sent from my iPhone

On Oct 2, 2023, at 12:08 PM, Julia Barrios <jbarrios01@castlegroup.com> wrote:

Dear Gloria,

As per your request, I have checked with the electrostatic painting company and the pressure cleaning of the Clubhouse won't affect the electrostatic paint. Hector mentioned that it only takes 4 hours for the electrostatic paint to completely dry. Please let us know how you would like to proceed. Thanks

Have a beautiful day!

<130730logo_standardusetagline_f5cbf20b-73ea-4f0d-93f6-5ffab7afd155.jpg>

<castle_mgt_llc_2023_certification_badge_1ea32a3f-a03c-4d0a-abce-d470b368a4c8.jpg>

Julia Barrios

Property Manager | Castle Group

Gardens by the Hammocks HOA "Proudly Managed by Castle Group" 15080 SW 116 Terrace, Miami, FL 33196

jbarrios01@castlegroup.com | www.castlegroup.com

P: 786-732-4145 | F: (844) 272-8624



[signaturerecommendation\(2\)_1567fa83-d687-49de-a632-308a636f23e3.png](#)

From: Julia Barrios <jbarrios01@castlegroup.com>

Sent: Monday, September 25, 2023 11:25 AM

To: Gloria Perez <gperez@sdsinc.org>

Cc: Jessenia Fiallo <jessenia.fiallo@castlegroup.com>; Ronald Galvis <rGalvis@sdsinc.org>

Subject: Clubhouse pressure cleaning

Dear Gloria,

Please see the attached proposal to do pressure cleaning of all the common areas for the Clubhouse. We wanted to take advantage that the pool area is still closed. Please let us know how you would like to proceed. Oliv Floor is the same company we used last year.

Best regards,

<Quote.xlsx - 185.pdf>



Century Garden at Tamiami Comm. Dev
Proposed Parts and Service

Qty	Description	Price	Extended	Initial
1	Spa Circulation - Provide 2 HP, 1 phase square motor for the Whisper flo pump	\$634.15	\$634.15	_____
1	Provide seal, diffuser oring and seal plate gasket for pump	\$74.50	\$74.50	_____
1	Provide seal plate for the Whisper flo pump	\$210.30	\$210.30	_____
1	Provide 2 HP impeller for the pump	\$169.80	\$169.80	_____
1	Labor to replace the seal, gasket, seal plate, impeller and motor	\$245.00	\$245.00	_____
AP WO 225208		Tax:	\$0.00	
		Total:	\$1,333.75	

Accepted:

 Owner/Agent

 Neil V Gates - President

Date: _____

Tuesday, August 22, 2023

Please sign and initial all items approved. This proposal is valid for 30 days from the proposal date.



CHANGE ORDER 1

September 12th, 2023

Century Gardens at Tamiami CDD.
Attn.: Julia Barrios
15080 SW 116th Terrace
Miami, FL 33196
PH: 786-732-4145 Fax: 844-272-8624
Email: jbarrios01@castlegroup.com

Job loc: As Above

Color: Medium Bronze Satin

Proper preparation, sanding, primer, and Perfection electrostatic paint FUTURAC:

QTY	ITEM	UNIT PRICE	EXT. PRICE
As Additional			
By Pool			
4	Cabana 9'6" x 9'6" x 10'8" high		
1	Pergola 22' x 24' x 10'3" high		\$8,700.00

If you agree with the scope of the project, please sign below and send it back to us by email or Fax at 305 823-9287.

Accepted by: *Ramon Javier* Date: *9/13/2023*

Barris

*Approved by District chairman
Ramon Javier on 9/13/2023*

4201 NW 37th Avenue, Miami, FL 33142
PH: 305 420-6390
Fax: 305 823-9287
Cell: 305 761-1840
Email: electrostaticpaint@gmail.com



P. Office:
305-766-1038

437 SW 7TH ST
Miami, FL 33130

E-mail:
Bustoswaterproofing@gmail.com

BUSTOS WATERPROOFING INC.

DATE: 08/23/2023

Proposal: WP- 1091A

•Project: Century Gardens at Tamiami CDD

•Job: 15080 Sw 116th Terrace

•Contact: Julia Barrios

•Email: jbarrios01@castlegroup.com

DESCRIPTION

TOTAL

LEAK REPAIR

- Remove the existing tile.
- Remove the damage plywood.
- Installation of the new plywood.
- Existing papers repairs.
- Installation the Existing tile

*Approved by CDD chairman Ramon Javier
on 8/23/23* 

\$2,200.00

Note: •Material and Labor included

• Proposal valid for one month due to the increase in prices of materials

THANK YOU FOR YOUR BUSINESS!

WE ARE NOT RESPONSIBLE FOR ELECTRICAL, CABLES, AC UNITS, AC LINES NOT VISIBLE, ANTENNAS, SATELLITE DISH, PAINT, STUCCO AND OTHER MISCELLANEOUS. ANY DAMAGES ARE TO BE REPORTED TO BUSTOS WATERPROOFING OFFICE MANAGER AND BUSTOS WATERPROOFING WILL SEND A REPRESENTATIVE FOR INVESTIGATION.

Buyer agrees to pay all cost and expenses incurred collecting any amounts due under this estimate, due to continual material price increases by manufacturers, this estimate may be withdrawn by Bustos Waterproofing Inc., if not accepted within 30 days. The guarantee of this roof DOES NOT cover leaks due to abuse, lightning, hurricane, tornado, hailstorm, vandalism, or other climactic phenomena. If any sums due under this agreement are not paid per the terms set forth above, then the customer agrees to pay all reasonable attorney's fees and all costs and expenses incurred collecting said sums. In addition, all past due sums shall be interest at the rate of 1.5% per month. A charge of \$35.00 will be added to all checks returned for insufficient funds. ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE HERE BY ACCEPTED.



Proposal

12600 S.W. 125 Avenue, Miami, FL 33186
Phone: 305 255 7000 Fax: 305 255 1281

TO: Century Gardens at Tamiami Community Development District	DATE: 8/22/23
ADDRESS: 2501 A Burns Road Palm Beach Gardens, Fl. 33410	JOB NAME: Tree Trimming JOB LOCATION: Park/Clubhouse
	PAGE: 1

We hereby submit specifications and estimates for:

Trimming of Washingtonia palms at park off Hammocks Blvd. Also trimming of 6 Royal palms at Clubhouse.	\$1,450.00
--	------------

All palms to be trimmed at ANSI 300 standards.

Removal of 1 dead Royal palm near mailboxes at clubhouse ** Palm should not be replaced due to heavy underground utilities in that area**	\$400.00
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Price includes removal and disposal of debris generated.

Total:	\$1,850.00
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Turf Management carries \$1,000,000 property liability insurance, vehicle insurance, and all workmen are covered under workers compensation.

Acceptance of Proposal
Signature *[Signature]*
Date 8/24/23

By:
Fernando Toledo
Certified Arborist
For Turf Management

This Proposal becomes a Contract upon acceptance by both parties.

Approved by Gloria Perez, District manager, on 8/23/23

Elite Property Service & Painting Corp.

Proposal submitted to:

**Century Gardens @ Tamiami CDD
C/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410
Att.: Julia Barrios**

Repair Baseboard and Paint all of the Club House Gym and repair and paint reception office ceiling located at 15080 SW 116th Terrace, Miami FL 3319

Scope of Work:

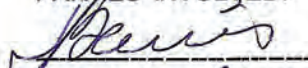
1. Reattached loose base board.
2. Apply caulking around baseboards including joints.
3. Patch Gym walls as needed.
4. Apply 2 coats of Sherwin Williams Super Paint semi-gloss to baseboards.
5. Apply 2 coats of Sherwin Williams Super Paint Eggshell to all the gym walls.
6. Patch the reception ceiling as needed.
7. Prep and paint the reception ceiling.

Please Note: Bathrooms in the gym are not included.

Proposal Sums:

\$2,200.00

WHEN DULY SIGNED AND DATED, THIS PROPOSAL SHALL BE A BINDING CONTRACT BETWEEN THE PARTIES INVOLVED.


District _____
Title & Date: PM 9/25/2023

Elite Property Service
Title & Date: _____

Approved by chairman, Ramon Javier, on 9/16/2023

Elite Property Service & Painting Corp. mgamero@elitepropertysp.com (954) 588-0253



QUOTATION

Date	9/22/2023
Quote #	9283

5415 NW 72 Avenue
Miami, FL 33166 USA

Name / Address			Ship To		
Century Gardens at Tamiami CDD 15080 SW 116 Terrace MIAMI, FL 33196			Century Gardens at Tamiami CDD 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	9/22/2023	ALEX		

Qty	Item	Description	Price E...	Total
4	AWR-4305	Awning Fabric Replacement. Size of Awning: WIDTH: 115" PROJECTION: 115" CENTER DROP:36"	1,100.00	4,400.00T
	AWN-COLO...	FABRIC: Cool Shade COLOR: Coffee	0.00	0.00T
	Approval ne...	By signing this quote, the customer acknowledges Terms, Prices, Quantities, Description, Design and Colors. Approximate lead times are 5-7 weeks from the receipt of signed proposal and 50% deposit. 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	\$4,400.00
MADE IN THE USA				Sales Tax (7.0%)	\$308.00
Phone #	E-mail	Web Site		Total	\$4,708.00
305-885-3406	robertsalum@aol.com	www.robertsaluminum.com			

Engineering Agreement

THIS AGREEMENT is entered into this ___ day of _____, 20___, by and between the Century Gardens at Tamiami Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and Alvarez Engineers, Inc., a Florida corporation and shall remain in effect until terminated under the terms contained herein.

WHEREAS, the Century Gardens at Tamiami Community Development District ("District"), a special purpose unit of local government established and existing pursuant to Chapter 190, Florida Statutes, solicited for proposals from companies interested in serving as District Engineer to the District in accordance with sections 190.033 and 287.055, Florida Statutes; and

WHEREAS, Alvarez Engineers, Inc., ("Engineer"), a Florida corporation, submitted a proposal to serve as District Engineer and provide engineering services to the District; and

WHEREAS, the District intends to employ Alvarez Engineers, Inc. as District Engineer to perform engineering, surveying planning, landscaping, environmental management and permitting, financial and economic studies, and such other work as defined in separate work authorizations; and

WHEREAS, the District Engineer shall serve as the District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during the performance of these services.

NOW THEREFORE, in consideration of the mutual covenants herein contained and the acts and deeds to be performed by the parties, the receipt and sufficiency of which are hereby acknowledged, it is mutually covenanted and agreed as follows:

ARTICLE 1 SCOPE OF SERVICES

- A. The District Engineer will provide general engineering services including:
 1. Preparation of any necessary reports and applications.
 2. Attendance at meetings of the District's Board of Supervisors.
 3. Assistance in meeting with necessary parties to effectuate the issuance of bonds, special reports, feasibility studies and other tasks.
 4. Performance of any other duties related to the provision of infrastructure and services as requested by the District's Board of Supervisors.
- B. The District Engineer shall prepare, or cause to be prepared, or review construction drawings and specifications for the type of work as authorized by the District's Board of

Supervisors. This may also include, but is not limited to, rendering assistance in the drafting of forms, proposal and contacts, issuance of certificates of construction and payment, assisting and/or supervising the bidding processes, and any other activity required by the District's Board of Supervisors.

C. The Engineer shall, when authorized by the Board, provide general services during the construction phase including, but not limited to:

1. Periodic visits to the site, or full-time construction management services, as directed by the District.
2. Processing of contractors' pay estimates.
3. Final inspection and requested certificates for construction including the final certification of construction.
4. Consultation and advice during construction, including performing all roles and actions required of any construction contract between the District and any contractor(s) in which District Engineer is named as owner's representative or "District Engineer".
5. Any other activity related to construction as authorized by the District's Board of Supervisors.

D. With respect to maintenance of facilities, the District Engineer shall render such services as authorized in writing by the District.

ARTICLE 2 METHOD OF AUTHORIZATION

Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a Work Authorization that shall include the scope of work, compensation, and special provisions or conditions specific to the service or project being authorized. Authorization of services or projects under the contract shall be at the sole option of the District.

ARTICLE 3 COMPENSATION

It is understood and agreed that the payment of compensation for services under this contract shall be stipulated in each Work Authorization. One of the following methods shall be utilized.

- 3.1 Lump Sum Amount: The District and District Engineer shall mutually agree to a lump sum amount for the services to be rendered payable in proportion to the work accomplished.
- 3.2 Hourly Personnel Rates: For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District

desires the use of the hourly compensation rates in Schedule "A" shall remain in effect. On the anniversary date of this Agreement, the parties may renegotiate the fee schedule.

ARTICLE 4 REIMBURSABLE EXPENSES

Reimbursable expenses consist of actual expenditures made by District Engineer, its employees, or its consultants in the interest of the project for the incidental items listed below:

- 4.1 Expenses of transportation and living when traveling in connection with a project, for long distance calls and facsimiles, expedited delivery fees, and fees paid for securing approval of authorities having jurisdiction over a project. All expenditures shall be made in accordance with Chapter 112, Florida Statutes, and with the District's travel policy.
- 4.2 Expenses incurred in the reproduction, postage and handling of drawings and specifications except those used for in-house purposes.

ARTICLE 5 SPECIAL CONSULTANTS

When a special consultant is retained by District Engineer to assist in the provision of services such additional special services shall be paid for on a costs basis. Such services and fees shall be included in any work authorization.

ARTICLE 6 ACCOUNTING RECORDS

Records of District Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. In addition, District Engineer acknowledges that the provisions of Article 13 of this Agreement may apply to these records.

ARTICLE 7 REUSE OF DOCUMENTS

All documents including drawings and specifications furnished by District Engineer pursuant to this Agreement are instruments of service to be used by the District. They are not intended or represented to be suitable for reuse by others or for extensions of the work for which they were provided or on any other project. Any reuse by the District without specific written consent by District Engineer will be at the District's sole risk.

ARTICLE 8 ESTIMATE OF COST

Since District Engineer has no control over the cost of labor, materials or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a professional familiar with the construction industry, but District Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinion of probable cost prepared by it. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense or may direct that such work be accomplished through the Engineer. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and may justify additional fees.

ARTICLE 9 INDEPENDENT CONTRACTOR

In all matters relating to this Agreement, the District Engineer shall be acting as an independent contractor. Neither the District Engineer nor employees of the District Engineer, if any, are employees of the District under the meaning or application of any federal or state Unemployment or Insurance Laws or Old Age Laws or otherwise. The District Engineer agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The District Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the District Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein.

ARTICLE 10 INSURANCE

District Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
Bodily Injury (incl. contractual)	\$1,000,000/\$2,000,000
Property Damage (incl. contractual)	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	Combined Single Limit \$1,000,000
Bodily Injury	
Property Damage	
Professional Liability for	
Errors and Omissions	\$2,000,000

District Engineer shall provide District with a certificate evidencing compliance with the above terms and naming the District as an additional insured, except on the worker's compensation and professional liability policies. District Engineer shall provide the District with 30 days notice of cancellation of such insurance. At no time shall Engineer be without insurance in the above amounts.

ARTICLE 11 CONTINGENT FEE

The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the District Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the District Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ARTICLE 12 AUDIT

The District Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of three years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers and records of the District Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of all work under the Agreement.

ARTICLE 13 INDEMNIFICATION

The Engineer agrees to indemnify, defend, and hold harmless the District and its officers, District Manager and employees of and from any and all liabilities, claims, causes of action, demands, suits, or losses by any person, corporation or other entity arising from the negligent acts, errors or omissions of the District Engineer or District Engineer's agents or employees, in the performance of professional services under this Agreement. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability pursuant to Section 768.28, F.S., or any other statute or law. Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

ARTICLE 14 PUBLIC RECORDS

The District Engineer agrees and understands that Chapter 119, F.S., may be applicable to documents prepared in connection with work provided to the District and agrees to operate with public record requests made thereunder. The District Engineer shall allow access to all documents, papers, letters, or other materials subject to the provisions of Chapter 119, F.S.

A. Engineer 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 Engineer 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 Engineer or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Engineer transfers all public records to the District upon completion of the Agreement, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Engineer keeps and maintains public records upon completion of the Agreement, the Engineer 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. Engineer 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 Engineer, the Engineer shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Engineer acknowledges that should Engineer fail to provide the public records to the District within a reasonable time, Engineer may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE ENGINEER 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 ENGINEER MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**SPECIAL DISTRICT SERVICES, INC.
2501 BURNS ROAD, SUITE A
PALM BEACH GARDENS, FLORIDA 33410
TELEPHONE: (561)630-4922
EMAIL: BBARBA@SDSINC.ORG**

ARTICLE 15 EMPLOYMENT VERIFICATION

The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

ARTICLE 16 CONTROLLING LAW

District Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. The venue/jurisdiction for any legal proceedings brought hereunder shall be brought in the courts in Miami-Dade County, Florida.

ARTICLE 17 WAIVER OF JURY TRIAL

THE PARTIES HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHTS TO A TRIAL BY JURY IN RESPECT TO ANY ACTION, PROCEEDING OR COUNTERCLAIM BASED ON THIS CONTRACT OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS CONTRACT OR ANY DOCUMENT OR INSTRUMENT EXECUTED IN CONNECTION WITH THIS CONTRACT, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER

VERBAL OR WRITTEN) OR ACTION OF ANY PARTY HERETO. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE PARTIES ENTERING INTO THE SUBJECT AGREEMENT.

ARTICLE 18 ASSIGNMENT

Neither the District nor the District Engineer shall assign, sublet, or transfer their rights, duties, interest or obligations under this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the District Engineer from employing such independent professional associates and consultants, as District Engineer deems appropriate, pursuant to Article 5 herein.

ARTICLE 19 AMENDMENT

Amendment 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.

ARTICLE 20 TERMINATION

The District may terminate this Agreement, in whole or in part, for failure of the District Engineer to perform in accordance with the terms of this Agreement or for any reason, at the District's sole discretion, upon thirty (30) days written notice. The District Engineer may terminate this Agreement for cause upon ninety (90) days written notice. At such time as District Engineer receives notification of the intent of the District to terminate the contract, District Engineer shall not perform any further services unless directed to do so by the Board of Supervisors in writing.

ARTICLE 21 NOTICES

Any notice provided by this Agreement to be served in writing upon either of the parties shall be deemed sufficient if delivered to an authorized representative of either of the parties, or if mailed by registered or certified mail, return receipt requested, to the address of the party set forth below or to such other addresses as the parties hereto may designate in writing. Such notice shall be effective from the date the same is deposited in the mails, registered or certified mail, return receipt requested, first class postage prepaid and addressed as follows:

If to District Engineer:

Juan R. Alvarez, P.E.
Alvarez Engineers, Inc.
8935 NW 35 Lane
Suite 101

Doral, Florida 33172

If to District

Century Gardens at Tamiami Community
Development District
2501 Burns Road, Suite A
Palm Beach Gardens, Florida 33410
Attention: District Manager

With a Copy to:

Mr. Dennis E. Lyles
Billing, Cochran, Lyles, Mauro & Ramsey
515 E Las Olas Blvd., Suite 600
Ft. Lauderdale, FL 33301
dlyles@bclmr.com

ARTICLE 22 RECOVERY OF COSTS AND FEES

In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all fees and costs incurred including reasonable attorneys' fees and costs whether incurred prior to, during, or post litigation, appeal, or through alternative dispute resolution.

ARTICLE 23 OBJECTIVE CONSTRUCTION AND ACCEPTANCE

This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the District Engineer in the spaces provided below.

ARTICLE 24 SEVERABILITY

Should any clause, paragraph or other part of this Agreement be held or declared void or illegal, for any reason, by any court having competent jurisdiction, all other clauses, paragraphs or parts of this Agreement shall nevertheless remain in full force and effect.

ARTICLE 25 E-VERIFY

Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. 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 6 herein, 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. 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.

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed the day and year first above written.

Century Gardens at Tamiami Community
Development District

Attest

Chairperson/Vice Chairperson

Witness

District Engineer

DocuSigned by:

91E21FBBCEDD4E0...

Juan R. Alvarez, P.E.

Witness

Schedule “A”

Alvarez Engineers, Inc.

2023 Hourly Personnel Billing Rates

Principal	\$ 220.00 / Hour
Professional Engineer with 20+ years of post-registration experience	
Senior Engineer	\$ 185.00 / Hour
Professional Engineer with 10+ years of post-registration experience	
Engineer 2	\$ 160.00 / Hour
Professional Engineer with 5+ years of post-registration experience	
Engineer 1	\$ 140.00 / Hour
Professional Engineer with 0+ years of post-registration experience	
Electrical Engineer	\$ 135.00 / Hour
Electrical Engineer with 2+ years of post-graduate experience	
Engineer Intern	\$ 130.00 / Hour
Entry level with engineering degree; Engineering Intern License	
Senior Designer	\$ 110.00 / Hour
15+ years of design experience, non-registered	
CADD/Computer Technician	\$ 100.00 / Hour
Design and Drafting with 1+ year of experience	
Senior Engineering Technician	\$ 95.00 / Hour
5+ years of experience	
Engineering Technician	\$ 90.00 / Hour
Entry level, with 0-4 years of experience	
Senior Administrative	\$ 95.00 / Hour
Degreed executive assistant with 8+ years of experience	
Administrative	\$ 60.00 / Hour
Secretary / Clerical	

*Billing Rates subject to change on the anniversary of this agreement

RESOLUTION NO. 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Century Gardens at Tamiami Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant 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 23rd day of October, 2023.

ATTEST:

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Gardens At Tamiami Community Development District

**Amended Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMIA MIAMI COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Administrative Assessments	51,305	54,812	54,812
Maintenance Assessments	43,511	43,517	43,517
Clubhouse O&M Assessments	343,994	343,994	343,994
Debt Assessments - Series 2014 (Expansion Units)	431,583	431,584	431,584
Debt Assessments - Series 2016 (Original Units)	437,905	437,906	437,906
Debt Assessments - Series 2017 (Townhomes)	42,452	42,453	42,453
Debt Assessments - Series 2018 (Clubhouse)	305,685	305,689	305,689
Other Revenues	0	0	0
Other Revenues - Clubhouse	0	4,138	4,138
Interest Income	480	15,158	15,058
TOTAL REVENUES	\$ 1,656,915	\$ 1,679,251	\$ 1,679,151
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	1,500	0	0
Payroll Taxes (Employer)	115	0	0
Management	33,132	33,132	33,132
Legal	13,000	12,500	11,285
Assessment Roll	7,500	7,500	7,500
Audit Fees	6,000	5,600	5,600
Arbitrage Rebate Fees	1,300	1,300	650
Insurance	7,000	7,055	7,055
Legal Advertisements	850	850	490
Miscellaneous	900	900	592
Postage	400	625	611
Office Supplies	675	475	435
Dues & Subscriptions	175	175	175
Trustee Fees	16,000	16,496	16,496
Continuing Disclosure Fees	1,400	1,400	1,400
Website Management	2,000	2,000	2,000
Administrative Contingency	1,200	1,200	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 93,147	\$ 91,208	\$ 87,421
MAINTENANCE EXPENDITURES			
Engineering - Annual Report/Inspections	3,500	1,060	1,060
Park Landscaping Maintenance (Includes Mulch)	15,000	15,000	13,427
Park Maintenance	8,000	7,000	2,914
Street/Roadway & Stormwater System Maintenance	6,000	1,000	0
Irrigation System Pump Station Maintenance	2,400	1,000	0
FPL Power	1,800	0	0
Field Operation Management	1,200	1,200	1,200
General Maintenance	3,000	1,500	0
TOTAL MAINTENANCE EXPENDITURES	\$ 40,900	\$ 27,760	\$ 18,601
TOTAL CLUBHOUSE EXPENDITURES	\$ 410,650	\$ 312,197	\$ 265,945
TOTAL EXPENDITURES	\$ 544,697	\$ 431,165	\$ 371,967
REVENUES LESS EXPENDITURES	\$ 1,112,218	\$ 1,248,086	\$ 1,307,184
Bond Payments - Series 2014 (Expansion Units)	(405,688)	(411,325)	(411,325)
Bond Payments - Series 2016 (Original Units)	(411,631)	(417,351)	(417,351)
Bond Payments - Series 2017 (Townhomes)	(39,905)	(40,461)	(40,461)
Bond Payments - Series 2018 (Clubhouse)	(287,344)	(291,338)	(291,338)
BALANCE	\$ (32,350)	\$ 87,611	\$ 146,709
County Appraiser & Tax Collector Fee	(33,129)	(15,968)	(15,968)
Discounts For Early Payments	(66,257)	(61,869)	(61,869)
EXCESS/ (SHORTFALL)	\$ (131,736)	\$ 9,774	\$ 68,872
Carryover From Prior Year (Operating)	44,440	44,440	0
Carryover From Prior Year (Clubhouse)	87,296	87,296	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 141,510	\$ 68,872

FUND BALANCE AS OF 9/30/22	
FY 2022/2023 ACTIVITY	
FUND BALANCE AS OF 9/30/23	
LESS PROJECTED CLUBHOUSE RESERVE AS OF 9/30/23	
OPERATING FUND BALANCE AS OF 9/30/23	

\$567,635
\$9,774
\$577,409
\$409,058
\$168,351

Notes

Carryover From Prior Year Of \$44,440 was used to reduce Fiscal Year 2022/2023 Assessments.
Carryover From Prior Year Of \$46,240 to be used to reduce Fiscal Year 2023/2024 Assessments.

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
CLUBHOUSE
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
CLUBHOUSE REVENUES			
Clubhouse - O&M Assessments	343,994	343,994	343,994
Clubhouse - Rentals	0	2,100	2,100
Clubhouse - Key Fobs	0	878	878
Other Revenue - Clubhouse	0	1,160	1,160
Total Clubhouse Revenues	\$ 343,994	\$ 348,132	\$ 348,132
CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES			
Access Control	750	0	0
Alarm Monitoring	1,000	1,000	849
AC Maintenance/Repairs	3,000	2,000	1,360
Gym Equipment Maintenance	6,000	3,000	1,778
Telephone, Cable & Internet Service	3,800	2,800	2,472
FPL Power	15,000	12,772	12,772
General Maintenance & Repairs	28,000	10,000	6,181
Insurance - Property/Casualty/Liability	17,000	16,423	16,423
Irrigation Repairs & Maintenance	2,000	0	0
Janitorial Services & Supplies	25,000	19,000	16,482
Landscape Maintenance (Mulch & Plant Replacement)	31,000	28,000	25,824
Management Fees (Castle)	13,500	13,402	13,402
Office & Kitchen Supplies	1,800	1,800	1,483
Payroll - Club Staff	80,000	68,000	64,986
Payroll - Club Staff Health Insurance	6,000	3,567	3,567
Pest Control - Interior & Exterior	1,200	675	525
Pool & Spa Maintenance	30,000	30,000	27,279
Printing & Postage	500	0	0
Property Taxes	5,000	0	0
Water & Sewer	4,200	7,566	7,566
Computer Services	2,000	192	96
Security	30,000	9,000	7,229
Oversight & Financial Management	6,000	6,000	6,000
Contingency	25,000	20,000	12,516
Roof On Pool Room Project	35,400	10,000	0
Electrostatic Paint - Fences & Doors Project	19,500	40,000	35,800
Camera System Maintenance	3,000	2,000	1,355
Clubhouse Front Landscaping Lights Project	15,000	5,000	0
TOTAL CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES	\$ 410,650	\$ 312,197	\$ 265,945
Clubhouse Revenues Less Expenditures	\$ (66,656)	\$ 35,935	\$ 82,187
County Appraiser & Tax Collector Fee	(6,880)	(3,321)	(3,321)
Discounts For Early Payments	(13,760)	(12,869)	(12,869)
Excess/ (Shortfall)	\$ (87,296)	\$ 19,745	\$ 65,997
Carryover From Prior Year	87,296	87,296	0
Net Excess/ (Shortfall)	\$ -	\$ 107,041	\$ 65,997

FUND BALANCE AS OF 9/30/22	
FY 2022/2023 ACTIVITY	
FUND BALANCE AS OF 9/30/23	

\$389,313
\$19,745
\$409,058

Notes

Discounts and Fees Actual Amounts Estimated As
20.8% Of Total District Discounts & Fees.
Carryover From Prior Year Of \$87,296 was used to reduce Fiscal Year 2022/2023 Assessments.
Carryover From Prior Year Of \$101,129 to be used to reduce Fiscal Year 2023/2024 Assessments.

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 - EXPANSION AREA)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income	25	16,862	16,862
NAV Tax Collection	405,688	411,325	411,325
Total Revenues	\$ 405,713	\$ 428,187	\$ 428,187
EXPENDITURES			
Principal Payments	135,000	135,000	135,000
Interest Payments	260,750	263,050	263,050
Bond Redemption	9,963	0	0
Total Expenditures	\$ 405,713	\$ 398,050	\$ 398,050
Net Excess/ (Shortfall)	\$ -	\$ 30,137	\$ 30,137

FUND BALANCE AS OF 9/30/22
FY 2022/2023 ACTIVITY
FUND BALANCE AS OF 9/30/23

\$472,156
\$30,137
\$502,293

Notes

Reserve Fund Balance = \$102,795*. Revenue Fund Balance = \$398,017*.
 Prepayment Account Balance = \$1,481*.
 Revenue Fund Account Balance To Be Used To Make 11/1/23 Bond Payment Of \$265,375 -
 Principal Payment: \$135,000 - Interest Payment: \$130,375.
 * Approximate Amounts

Section Of District Obligated To Pay Series 2014 Bonds:
 Expansion Units

Series 2014 Bond Information

Original Par Amount =	\$6,175,000	Annual Principal Payments Due:
Interest Rate =	4.00% - 5.00%	November 1st
Issue Date =	September 2014	Annual Interest Payments Due:
Maturity Date =	November 2044	May 1st & November 1st
Par Amount As Of 9/30/23 =	\$5,260,000	

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2016 - ORIGINAL UNITS)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income (2016)	25	12,002	11,902
NAV Tax Collection	411,631	417,351	417,351
Total Revenues	\$ 411,656	\$ 429,353	\$ 429,253
EXPENDITURES			
Principal Payments (2016)	235,000	235,000	235,000
Interest Payments (2016)	173,200	176,138	176,138
Bond Redemption	3,456	0	0
Total Expenditures	\$ 411,656	\$ 411,138	\$ 411,138
Net Excess/ (Shortfall)	\$ -	\$ 18,215	\$ 18,115

FUND BALANCE AS OF 9/30/22	\$359,018
FY 2022/2023 ACTIVITY	\$18,215
FUND BALANCE AS OF 9/30/23	\$377,233

Notes

Reserve Fund Balance = \$213,553*. Revenue Fund Balance = \$163,276*.
 Prepayment Account Balance = \$404*.
 Revenue Fund Account Balance To Be Used To Make 11/1/23 Interest Payment Of \$85,131.
 * Approximate Amounts

Section Of District Obligated To Pay Series 2016 Bonds:
 Original Units

Series 2016 Bond Refunding Information

Original Par Amount =	\$5,860,000	Annual Principal Payments Due:
Interest Rate =	2.00% - 4.25%	May 1st
Issue Date =	August 2016	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/23 =	\$4,340,000	

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2017 - TOWNHOMES)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income (2017)	25	1,793	1,743
NAV Tax Collection	39,905	40,461	40,461
Total Revenues	\$ 39,930	\$ 42,254	\$ 42,204
EXPENDITURES			
Principal Payments (2017)	14,000	13,000	13,000
Interest Payments (2017)	25,655	25,874	25,874
Bond Redemption	275	0	0
Total Expenditures	\$ 39,930	\$ 38,874	\$ 38,874
Net Excess/ (Shortfall)	\$ -	\$ 3,380	\$ 3,330

FUND BALANCE AS OF 9/30/22	\$43,241
FY 2022/2023 ACTIVITY	\$3,380
FUND BALANCE AS OF 9/30/23	\$46,621

Notes

Reserve Fund Balance = \$10,178*. Revenue Fund Balance = \$36,443*.
Revenue Fund Account Balance To Be Used To Make 12/15/23 Bond Payment Of \$26,828 -
Principal Payment: \$14,000 - Interest Payment: \$12,828.
* Approximate Amounts

Section Of District Obligated To Pay Series 2017 Bonds:
Tract B Townhomes

Series 2017 Bond Information

Original Par Amount =	\$650,000	Annual Principal Payments Due:
Interest Rate =	2.00% - 4.25%	December 15th
Issue Date =	December 2017	Annual Interest Payments Due:
Maturity Date =	December 2047	June 15th & December 15th
Par Amount As Of 9/30/23 =	\$588,000	

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2018 - CLUBHOUSE)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income (2018)	25	13,583	13,483
NAV Tax Collection	287,344	291,338	291,338
Total Revenues	\$ 287,369	\$ 304,921	\$ 304,821
EXPENDITURES			
Principal Payments (2018)	105,000	100,000	100,000
Interest Payments (2018)	181,644	183,144	183,144
Bond Redemption	725	0	0
Total Expenditures	\$ 287,369	\$ 283,144	\$ 283,144
Net Excess/ (Shortfall)	\$ -	\$ 21,777	\$ 21,677

FUND BALANCE AS OF 9/30/22	\$376,906
FY 2022/2023 ACTIVITY	\$21,777
FUND BALANCE AS OF 9/30/23	\$398,683

Notes

Reserve Fund Balance = \$144,588*. Revenue Fund Balance = \$252,095*.
Revenue Fund Account Balance To Be Used To Make 11/1/23 Bond Payment Of \$197,409 -
Principal Payment: \$110,000 - Interest Payment: \$87,409.
* Approximate Amounts

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

Series 2018 Bond Information

Original Par Amount =	\$4,850,000	Annual Principal Payments Due:
Interest Rate =	3.00% - 4.25%	November 1st
Issue Date =	September 2018	Annual Interest Payments Due:
Maturity Date =	November 2048	May 1st & November 1st
Par Amount As Of 9/30/23 =	\$4,470,000	

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Clubhouse Expenditures					
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
	06/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 7/12/23-8/11/23	65.32
	07/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 8/12/23-9/11/23	71.86
	08/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 9/12/23-10/11/23	71.86
	09/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 10/12 - 11/11/23	85.24
Total 01-1602 · CH-Alarm Monitoring					<u>848.83</u>
01-1603 · CH-AC Maintenance					
	10/25/2022	WP-20539	Alfresco Air	AC service	340.00
	01/27/2023	WP-21495	Alfresco Air	AC service	340.00
	04/25/2023	WP-22045	Alfresco Air	AC service	340.00
	07/28/2023	WP-23515	Alfresco Air	AC service	340.00
Total 01-1603 · CH-AC Maintenance					<u>1,360.00</u>
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					<u>1,778.18</u>
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
	07/11/2023	8495600625883659	Comcast	acct# 8495600625883659 service 06/29/23-07/28/23	244.29
	07/25/2023	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 07/29/23-08/28/23	255.10
	08/25/2023	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 08/29/23-09/28/23	245.10

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Total 01-1606 · CH-Cable & Internet					2,471.97
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
	06/06/2023	07534-90226	FPL	acct# 07534-90226 (05/05/23 - 06/06/23)	969.05
	07/07/2023	07534-90226 0723	FPL	acct# 07534-90226 (06/06/23 - 07/07/23)	1,023.33
	08/07/2023	07534-90226 0823	FPL	acct# 07534-90226 (07/07/23 - 08/07/23)	1,003.16
	09/07/2023	07534-90226 0923	FPL	acct# 07534-90226 (08/07/23 - 09/07/23)	1,072.70
Total 01-1608 · CH-Electricity					12,772.06
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)					16,423.00
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-GWGK-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
	05/01/2023	050123-HG	Great Cleaning Corp.	cleaning May 2023	1,300.00
	05/31/2023	004-53	Great Cleaning Corp.	janitorial supplies May 2023	353.23
	06/01/2023	060123-HG	Great Cleaning Corp.	cleanign service June 2023	1,300.00
	07/01/2023	070123-HG	Great Cleaning Corp.	cleanign service July 2023	1,300.00

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

<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
08/01/2023	080123-HG	Great Cleaning Corp.	cleaning service August 2023	1,300.00
08/11/2023	008-53	Great Cleaning Corp.	cleaning supplies August 2023	266.28
09/01/2023	090123-HG	Great Cleaning Corp.	cleaning service Sept 2023	1,300.00
09/06/2023	009-53	Great Cleaning Corp.	cleaning supplies	184.95
Total 01-1613 · CH-Janitorial Services/Supplies				16,482.39
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
06/01/2023	84425	Turf Management	lawn maintenance June 2023	1,212.20
06/01/2023	84425	Turf Management	trash pick up	158.70
06/23/2023	84468	Turf Management	lawn maintenance June 2023	1,400.00
07/03/2023	84475	Turf Management	lawn maintenance July 2023	1,212.20
07/03/2023	84475	Turf Management	trash pick up July 2023	158.70
07/05/2023	84500	Turf Management	mulching complete playground	1,575.00
08/01/2023	84425	Turf Management	lawn maintenance Aug 2023	1,212.20
08/01/2023	84425	Turf Management	trash pick up Aug 2023	158.70
09/01/2023	84578	Turf Management	lawn maintenance September 2023	1,212.20
09/01/2023	84578	Turf Management	trash pick up	158.70
09/07/2023	84610	Turf Management	cut back 1 foot of hedges growing to fence	300.00
09/21/2023	84624	Turf Management	tree trimming	600.00
09/23/2023	84630	Turf Management	tree trimming: Washingtonia palms and 6 Royal Palms	1,850.00
Total 01-1615 · CH-Landscape Mnt (mulch-plants)				25,824.07
01-1617 · CH-Management fees				

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

<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
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
04/01/2023	MGT-040123-089	Castle Management LLC	contract management April 2023	1,116.83
05/01/2023	MGT-050123-088	Castle Management LLC	contract management May 2023	1,116.83
06/01/2023	MGT-060123-090	Castle Management LLC	contract management	1,116.83
07/01/2023	MGT-070123-090	Castle Management LLC	contract management July 2023	1,116.83
08/01/2023	MGT-080123-090	Castle Management LLC	contract management	1,116.83
09/01/2023	MGT-090123-090	Castle Management LLC	management fee September 2023	1,116.83
Total 01-1617 · CH-Management fees				13,401.96
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
06/05/2023	1Q3P-QW1K-3LTJ	Amazon Capital Services	toner cartridge	27.92
06/12/2023	13LQ-4WKG-1XV3	Amazon Capital Services	commercial upright vacuum	275.98
08/01/2023	1R4G-XFQ3-4GKH	Amazon Capital Services	Purell hand sanitizing wipes	101.28
08/11/2023	1KPN-JKCJ-MMKD	Amazon Capital Services	printer	268.94
08/16/2023	1VR7-7NHK-N39H	Amazon Capital Services	printer paper	37.22
09/03/2023	1WFX-GHGN-P94C	Amazon Capital Services	purell wipes	94.89
09/21/2023	1T6L-V494-GWWQ	Amazon Capital Services	refrigerator water filter	60.25
09/22/2023	1J7R-WGHQ-MLCK	Amazon Capital Services	key fobs	72.99
09/25/2023	11GR-W7NL-7J	Amazon Capital Services	Gorilla tape	46.01
Total 01-1619 · CH-Office Supplies				1,483.14
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

Century Gardens at Tamiami Community Development District
Clubhouse Expenditures
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<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
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
04/21/2023	PREIM04-21-23-078	Castle Management LLC	payroll 4/1/23 - 4/14/23	1,863.41
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
06/02/2023	PREIM06-02-23-188	Castle Management LLC	payroll 05/13/23 - 05/26/23	2,587.03
06/16/2023	PREIM06-16-23-192	Castle Management LLC	payroll 05/27/2023 - 06/09/2023	2,587.03
06/23/2023	PREIM06-30-23-188	Castle Management LLC	payroll 06/10/2023 - 06/23/2023	2,587.03
07/07/2023	PREIM07-14-23-195	Castle Management LLC	payrol 6/24/23 - 7/7/23	2,587.03
07/21/2023	PREIM07-28-23-191	Castle Management LLC	payroll 07/08/2023 - 07/21/2023	2,587.03
08/04/2023	PREIM08-11-23-196	Castle Management LLC	payroll 07/22/2023 - 08/04/2023	2,587.03
08/25/2023	PREIM08-25-23-197	Castle Management LLC	payroll 08/05/23 - 08/18/23	2,572.92
09/01/2023	PREIM09-08-23-198	Castle Management LLC	payroll 8/19/23 - 9/1/23	2,587.03
09/20/2023	PREIM09-22-23-200	Castle Management LLC	payroll 09/02/23 - 09/15/23	2,587.03
Total 01-1620 · CH-Payroll club staff				64,986.21
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
06/28/2023	128375	1st Solution Pest Control	treat clubhouse inside and outside perimeter	75.00
07/27/2023	131354	1st Solution Pest Control	treat clubhouse inside and outside perimeter	75.00
08/05/2023	134011	1st Solution Pest Control	iguana service	75.00
08/22/2023	133491	1st Solution Pest Control	treat clubhouse inside and outside perimeter	75.00
Total 01-1621 · CH-Pest Control				525.00
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

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

<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
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
06/01/2023	13-BID-6563294	Florida Dept of Health-Miami Dade County	spa permit 13-60-1722547	125.00
06/01/2023	626926	American Pool Service	service June 2023	1,095.00
06/01/2023	13-BID-6561159	Florida Dept of Health-Miami Dade County	pool permit 13-60-1722545	250.00
07/01/2023	630747	American Pool Service	service July 2023	1,095.00
08/01/2023	634264	American Pool Service	service August 2023	1,095.00
08/28/2023	633054	American Pool Service	filter cartridges	1,277.20
08/28/2023	633947	American Pool Service	filter lid and cartridges	643.30
08/28/2023	635378	American Pool Service	remove existing pump & install new motor, seal, & gaskets	892.40
08/31/2023	636728	American Pool Service	new Whisper flo pump	1,333.75
09/01/2023	638341	American Pool Service	monthly maintenance September 2023	1,095.00
Total 01-1622 · CH-Pool & Spa Maintenance				27,278.50
01-1626 · CH-Repairs & Maintenance				
10/18/2022	3571	Industrial Shadeports Inc	50% for replacement of shade cover	1,250.00
11/07/2022	46078	Security Fire Prevention Inc	charging of fire extenguishers	75.00
11/14/2022	3596	Industrial Shadeports Inc	final payment for replacement of shade cover	1,250.00
04/10/2023	11153	Worldwide Distributors Inc. Dba Elighting	install & prchuse of weatherproof vibrating horn	780.00
04/28/2023	971	Peter's Plumbing Inc.	repair of toilet	445.00
06/16/2023	1591	Peter's Plumbing Inc.	service and install of toilet	181.48
08/29/2023	WP-1091A	Bustos Waterproofing Inc	leak repair	2,200.00
Total 01-1626 · CH-Repairs & Maintenance				6,181.48
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
06/13/2023	5883452839	Miami-Dade Water & Sewer Department	water	4,175.30
06/13/2023	3456615209	Miami-Dade Water & Sewer Department	water	32.04
09/14/2023	5883452839	Miami-Dade Water & Sewer Department	water 6/6/23 - 9/7/23	1,298.19
09/14/2023	3456615209	Miami-Dade Water & Sewer Department	water	34.98
Total 01-1630 · CH-Water & Sewer				7,565.58
01-1631 · CH-Contingency				
11/01/2022	1638625	Miami Dade Fire Rescue Dept	permit # 18126-02331 item # 1638625	79.11

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
	02/15/2023	47514-OGA	Association Reserves - Florida, LLC	deposit for reserve study	1,210.50
	08/21/2023	14904	Roberts Aluminum Furniture	50% deposit on chaise lounges (38), chairs (8), litter bins (5), side tables (8)	5,613.16
	08/21/2023	14904	Roberts Aluminum Furniture	FINAL PAYMENT on chaise lounges (38), chairs (8), litter bins (5), side tables (8)	5,613.16
Total 01-1631 · CH-Contingency					12,515.93
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					96.00
01-1633 · CH-Security					
	06/09/2023	1030919	GardaWorld Security Services	security 05/27/23 - 06/09/23	516.40
	06/23/2023	1030854	GardaWorld Security Services	security 06/10/23 - 06/23/23	1,032.80
	07/07/2023	1039040	GardaWorld Security Services	security 06/24/23 - 07/07/23	1,032.80
	07/21/2023	1043833	GardaWorld Security Services	security 07/08/23 - 07/21/23	1,032.80
	08/04/2023	1052581	GardaWorld Security Services	security 07/22/23 - 08/04/23	516.40
	08/18/2023	1058041	GardaWorld Security Services	security 08/05/23 - 08/18/23	1,032.80
	09/01/2023	1067045	GardaWorld Security Services	security 08/19/23 - 09/01/23	1,032.80
	09/29/2023	1080507	GardaWorld Security Services	security 09/16/23 - 09/29/23	1,032.80
Total 01-1633 · CH-Security					7,229.60
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
	06/30/2023	2023-0563	Special District Services, Inc.	CH - Management fee June 2023	500.00
	07/31/2023	2023-0686	Special District Services, Inc.	CH - Management fee July 2023	500.00
	08/31/2023	2023-0801	Special District Services, Inc.	CH - Management fee August 2023	500.00
	09/30/2023	2023-0919	Special District Services, Inc.	CH - Management fee September 2023	500.00
Total 01-1634 · CH Oversight & Financial Mgmt					6,000.00
01-1639 · CH - Club Staff Health Insuranc					
	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

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
	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
	05/31/2023	INS-0523-064	Castle Management LLC	insurance reimbursement May 2023	297.50
	06/30/2023	INS-0623-067	Castle Management LLC	insurance reimbursement June 2023	297.50
	07/31/2023	INS-0723-065	Castle Management LLC	insurance reimbursement	297.50
	08/31/2023	INS-0823-064	Castle Management LLC	insurance reimbursement August 2023	297.50
Total 01-1639 · CH - Club Staff Health Insuranc					<u>3,566.50</u>
01-1641 · CH - Electrostatic Paint - Fenc					
	09/11/2023	EPS-3161	Electrostatic Paint Solutions	50% deposit on painting by pool, main entrance, east & west side	4,100.00
	09/11/2023	EPS-3160	Electrostatic Paint Solutions	50% deposit on painting by pool equipment	7,150.00
	09/11/2023	EPS-3162	Electrostatic Paint Solutions	50% deposit on painting by pool, main entrance, east & west side	2,300.00
	09/11/2023	EPS-3160 b	Electrostatic Paint Solutions	final payment on painting by pool equipment	7,150.00
	09/11/2023	EPS-3162 b	Electrostatic Paint Solutions	final payment on painting window frames around building	2,300.00
	09/11/2023	EPS-3161 b	Electrostatic Paint Solutions	final payment on painting by pool	4,100.00
	09/14/2023	EPS-3165	Electrostatic Paint Solutions	50% deposit on painting by pool	4,350.00
	09/14/2023	EPS-3165 b	Electrostatic Paint Solutions	final payment on painting by pool	4,350.00
Total 01-1641 · CH - Electrostatic Paint - Fenc					<u>35,800.00</u>
01-1642 · CH - Camera System Maintenance					
	02/15/2023	2185	Redes Telecom LLC	service on camera	160.00
	03/31/2023	27635	Regions Security	camera repairs	314.00
	06/29/2023	2269	Redes Telecom LLC	service on camera	120.00
	08/07/2023	2303	Redes Telecom LLC	change CyberPower UPS for a new UPS	420.95
	08/22/2023	2322	Redes Telecom LLC	Service call for doors on access control system not working	220.00
	09/07/2023	2337	Redes Telecom LLC	change to the UPS for electric shock	120.00
Total 01-1642 · CH - Camera System Maintenance					<u>1,354.95</u>
Total Clubhouse Expenditures					<u>265,945.35</u>

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: July 20, 2023

RE: 2023 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2023 – 134, Laws of Florida (SB 346). The legislation requires contracts for construction services between a local government entity and a contractor to include a “punch list”¹ of items required to render complete, satisfactory, and acceptable the construction services contracted for, which punch list outlines the estimated cost of each item necessary to complete the work. The law requires local governments to pay all portions of the contract balance, except for 150 percent of the portion of the contract balance attributed to those projects on the punch list, within 20 days after the punch list is created, subject to certain exceptions. The legislation limits a local government’s ability to withhold payment of certain amounts under the contract to only those subject to a written good faith dispute or claims against public surety bonds. The law clarifies that a local government must pay the undisputed portions of a contract within 20 days of the request for payment. Lastly, the legislation amends the definition of “public works project” in section 255.0992, F.S., to include any construction, maintenance, repair, renovation, remodeling, or improvement activity that is paid for with state-appropriated funds. The effective date of this act is July 1, 2023.

2. Chapter 2023 – 17, Laws of Florida (SB 102). The legislation makes various changes and additions to affordable housing related programs and policies at both the state and local level. With regard to local governments, the law:

- Preempts local government requirements regarding zoning, density, and height to allow for streamlined development of affordable housing in commercial and mixed-use zoned areas under certain circumstances. Developments that meet the requirements may not require a zoning change or comprehensive plan amendment.

¹ The punch list is created within a contractually-specified timeframe after the contractor reaches substantial completion of the construction services as defined in the contract, or if that is not defined, then after the project reaches beneficial occupancy or use. If the contract is valued at less than \$10 million, then the punch list must be developed within 30 calendar days; if the contract is valued at \$10 million or more, then the punch list must be developed within 45 calendar days.

- Removes a local government’s ability to approve affordable housing on residential parcels by bypassing state and local laws that may otherwise preclude such development, while retaining such right for commercial and industrial parcels.
- Removes a provision that allows local governments to impose rent control under certain circumstances, preempting rent control ordinances entirely.
- Requires counties and cities to update and electronically publish the inventory of publicly owned properties, for counties including property owned by a dependent special district, which may be appropriate for affordable housing development.
- Authorizes the Florida Housing Finance Corporation, through contract with the Florida Housing Coalition, to provide technical assistance to local governments to facilitate the use or lease of county or municipal property for affordable housing purposes.
- Requires local governments to maintain a public written policy outlining procedures for expediting building permits and development orders for affordable housing projects.
- Provides that the Keys Workforce Housing Initiative is an exception to evacuation time requirements and that comprehensive plan and land use amendments approved under that initiative are valid.

The effective date of this act is July 1, 2023.

3. Chapter 2023 – 31, Laws of Florida (SB 1604). The law makes a number of changes relating to comprehensive plans and land development regulations. Of interest to special districts, section 4 of the legislation amends section 189.031, F.S., to preclude independent special districts from complying with the terms of any development agreement, which is executed within three months preceding the effective date of a law, which modifies the manner of selecting members of the governing body of the special district from election to appointment or appointment to election. The newly elected or appointed governing body of the special district must review within four months of taking office any such development agreement and vote on whether to seek readoption of the agreement. The law applies to any development agreement that is in effect on, or is executed after July 1, 2023, which is the effective date of this law. Section 4 of the Act expires July 1, 2028, unless reviewed and reenacted by the Legislature.

4. Chapter 2023 – 28, Laws of Florida (HB 3). This legislation codifies and extends the policy adopted by the Trustees² requiring all investment decisions relating to the state retirement system be based solely on pecuniary factors³. The law extended that policy to all funds managed by the State Board of Administration (SBA), all funds of the state Treasury, all local government retirement plans, investments of local government surplus funds, and investments of funds raised by citizen support and direct-support organizations. Investment managers who invest public funds on behalf of any of these entities may not sacrifice investment return or take additional investment risk to promote any non-pecuniary factor. The law requires any contract between a governmental

² The Governor, Chief Financial Officer, and Attorney General serve as the SBA’s Board of Trustees.

³ The term “pecuniary factor” is defined as a factor that is expected “to have a material effect on the risk or return of an investment based on appropriate investment horizons consistent with applicable investment objectives and funding policy. The term does not include the consideration of the furtherance of any social, political, or ideological interests.”

entity⁴ and an investment manager executed, amended, or renewed on or after July 1, 2023, to contain a provision requiring the investment manager to include a disclaimer in an external communication, if the communication is to a company in which the investment manager has invested public funds and discusses social, political, or ideological interests. The required disclaimer must state: “The views and opinions expressed in this communication are those of the sender and do not reflect the views and opinions of the people of the state of Florida.” All contracts with investment managers executed, amended, or renewed on or after July 1, 2023, may be unilaterally terminated if certain communications of an investment manager include discussion of social, political, or ideological interests and omit the required disclaimer.

In addition, the legislation prohibits bond issuers⁵ from issuing an environmental, social, and corporate governance (ESG) bond or paying for a third-party verifier that certifies or verifies that a bond may be designated or labeled as an ESG bond⁶, renders opinions or produces a report on ESG compliance, among other ESG-related services. Issuers are also prohibited from contracting with a rating agency whose ESG scores for the issuer will have a direct, negative impact on the issuer’s bond ratings.

The act further prohibits consideration of social, political, or ideological beliefs in state and local government contracting, and explicitly notes that this includes all political subdivisions of the state. Specifically, the law prohibits an awarding body from (1) requesting documentation or considering a vendor’s social, political, or ideological beliefs when determining if the vendor is a responsible vendor; or (2) giving a preference to a vendor based on the vendor’s social, political, or ideological beliefs.

Lastly, the legislation amends the definition of a “qualified public depository” to prohibit government entities from depositing funds in banks that make it a practice to deny or cancel services of their customers based on a person’s political opinions, speech, affiliations, lawful ownership or sales of firearms, production of fossil fuels or other factors related to ESG. Pursuant to current law, all public deposits may only be deposited in a qualified public depository. The effective date of this legislation is July 1, 2023.

5. Chapter 2023 – 32, Laws of Florida (SB 258). The legislation bans the use of prohibited applications⁷ on devices issued to an employee or officer by a public employer, or otherwise used on a network that is owned, operated, or maintained by a public employer. This law requires the Department of Management Services (DMS) to create and maintain a list of prohibited applications of any Internet application that it deems to present a security risk in the form of

⁴ The law defines “governmental entity” to mean a state, regional, county, municipal, special district, or other political subdivision whether executive, judicial, or legislative, including, but not limited to, a department, division, board, bureau, commission, authority, district, or agency thereof, or a public school, Florida College System institution, state university, or associated board.

⁵ Any public body corporate and politic authorized or created by general or special law and granted the power to issue bonds.

⁶ An ESG bond is any bond that has been designated or labeled as a bond that will be used to finance a project with an ESG purpose, including, but not limited to, green bonds, Certified Climate Bonds, GreenStar designated bonds, and other environmental bonds marketed as promoting a generalized or global environmental objective; social bonds marketed as promoting a social objective; and sustainability bonds and sustainable development goal bonds marketed as promoting both environmental and social objectives. It includes bonds self-designated by the issuer as ESG-labeled bonds and those designated as ESG-labeled bonds by a third-party verifier.

⁷ A “prohibited application” is defined as any application that participates in certain activities, such as conducting cyber-espionage against a public employer, and that is created, maintained, or owned by a foreign principal.

unauthorized access to, or temporary unavailability of the public employer’s records, digital assets, systems, networks, servers, or information. Public employers must block access to any prohibited application via their wireless networks and virtual private networks; restrict access to any prohibited application on any government cell phone, laptop, desktop computer, tablet computer, or other electronic device that can connect to the Internet that has been issued to an employee or officer for a work-related purpose; and retain the ability to remotely wipe and uninstall any prohibited application from any such device that is believed to have been adversely impacted by a prohibited application. The legislation requires an employee or officer of a CDD to remove any prohibited application from his or her government-issued device within 15 days of the DMS’ publication of its list of prohibited applications, and within 15 days of any subsequent update to the list of prohibited applications. The effective date of this legislation is July 1, 2023.

6. Chapter 2023 – 33, Laws of Florida (SB 264). The legislation restricts the issuance of government contracts or economic development incentives to foreign entities that are owned by, controlled by or organized under the laws of a foreign country of concern⁸. The law further prohibits a foreign principal⁹ from owning or acquiring agricultural land or other interests in real property on or within 10 miles of a military installation or critical infrastructure facility. A foreign principal that owns agricultural land acquired before July 1, 2023, may continue to hold such land and must register with the Florida Department of Agriculture and Consumer Services (DACS) by January 1, 2024. If the property owned or acquired before July 1, 2023, is on or within 10 miles of a military installation or critical infrastructure facility, the foreign principal must similarly register with the Department of Economic Opportunity by December 31, 2023. The law prohibits the People’s Republic of China, the Chinese Communist Party, its officials and members, other political party official or members, other legal entities or subsidiaries organized under the laws of, or having a principal place of business in, China or its political subdivisions, or other persons domiciled in China, who are not U.S. citizens or lawful permanent residents of the United States, from purchasing or acquiring an interest in, real property in Florida. Finally, the act amends s. 836.05, F.S., relating to criminal threats and extortion, to provide that a person who violates the statute while acting as a foreign agent for the purpose of benefitting a foreign country of concern, commits a first degree felony. The effective date of this legislation is July 1, 2023.

7. Chapter 2023 – 264, Laws of Florida (SB 7008). The legislation amends Section 119.071(3)(c)1., F.S., to save from repeal, the public records exemption for information relating to the following information held by an agency:

- Building plans;
- Blueprints;
- Schematic drawings; and

⁸ The People’s Republic of China, The Russian Federation, The Islamic Republic of Iran, The Democratic People’s Republic of Korea, The Republic of Cuba, The Venezuelan Regime of Nicolas Maduro, or The Syrian Arab Republic, including any agency of or other entity within significant control of such foreign country of concern.

⁹ “Foreign principal” means: The government or any official of the government of a foreign country of concern; A political party or member of a political party or any subdivision of a political party in a foreign country of concern; A partnership, association, corporation, organization, or other combination of persons organized under the laws of, or having its principal place of business in, a foreign country of concern, or a subsidiary of such entity; or o Any person who is domiciled in a foreign country of concern and is not a citizen or lawful permanent resident of the United States.

- Diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, health care facility, or hotel or motel development.

The effective date of this act is October 1, 2023.

8. Chapter 2023 – 75, Laws of Florida (HB 7007). The legislation removes the scheduled repeal date of the public record and public meeting exemptions for security or fire safety system plans under Sections 119.071(3)(a) and 286.0113(1), F.S., thereby maintaining the public record and public meeting exemptions for such plans. The effective date of this act is October 1, 2023.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: June 6, 2023

RE: Required Ethics Training

On May 24, 2023, the Governor signed CS/HB 199 into law as Chapter 2023-121, Laws of Florida. Section 112.3142, Florida Statutes, requires that specified constitutional officers, elected municipal officers, and commissioners complete four (4) hours of ethics training annually. This requirement is noted on page 1 of the Form 1, Statement of Financial Interests. This legislation provides that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are now required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws. The legislation specifically provides that this training requirement may be satisfied by completing a continuing legal education class or other continuing professional education class or seminar if the required subject matter is covered therein.

For current supervisors and officers, it is recommended that this training requirement be completed by July 1, 2024, so that the supervisor or officer can verify compliance with the required training on his or her Form 1, Statement of Financial Interests (2023). Elected local officers of independent special districts that assume office on or before March 31st must complete annual ethics training by December 31st of the year the term begins; however, if the term starts after March 31st, the officer is not required to complete the required ethics training until December 31st of the following year. The Legislature intends for those elected officers to receive the required training as close as possible to the date that he or she assumes office. The chart below can be used as a reference:

Date elected or appointed	Annual Training Completed By
Current Officer/Supervisor	December 31, 2024 (recommend completion by July 1, 2024)
January 1 – March 31, 2024	December 31, 2024
April 1 – December 31, 2024	December 31, 2025

The legislation also amends Section 112.313(a), Florida Statutes, clarifying the conflicts exception for public officers or employees of water control districts (Chapter 298, Florida Statutes)

or a special tax districts created by general (i.e. community development districts) or special law and which is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the district has jurisdiction. Employment with or entering into a contractual relationship with a business entity is not prohibited and is not deemed a conflict per se; however, conduct by such officer or employee that is prohibited by or otherwise frustrates the intent of Section 112.313(7), Florida Statutes, including conduct that violates subsections (6) (misuse of public position) and (8) (disclosure of information not otherwise available to the public for personal benefit) thereof is deemed an impermissible conflict of interest.

For convenience, we have included a copy of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. You can expect our traditional legislative memorandum in the coming weeks, where we will summarize other legislation from the 2023 Legislative Session relevant to special districts.

CHAPTER 2023-121

Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency ~~is shall~~ not be prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), is shall be deemed a conflict of interest in violation of the standards of conduct set forth by this section.

2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies, and elected local officers of independent special districts.—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

~~(f)~~(e) The Legislature intends that a constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.