



CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY REGULAR BOARD MEETING & PUBLIC HEARING JUNE 24, 2024 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 & PUBLIC HEARING
June 24, 2024
6:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. April 22, 2024 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget
 - 3. Consider Resolution No. 2024-02 – Adopting Fiscal Year 2024/2025 Final Budget.....Page 8
- H. New Business
 - 1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule.....Page 19
 - 2. Ratify and Approve Turf Park/Playground Hurricane Prep Tree Trimming Proposal.....Page 21
 - 3. Ratify and Approve Turf Clubhouse Hurricane Prep Tree Trimming Proposal.....Page 22
- I. Old Business
- J. Administrative & Operational Matters
 - 1. Consider Ratification of Clubhouse Expenditures.....Page 23
- K. Property Manager Updates
 - 1. Property Manager Report to be Distributed Under Separate Cover
- L. District Counsel Report
 - 1. SDS Ethics Training Memo.....Page 29
 - 2. Reminder of the 2023 Form 1 – Statement of Financial Interests Due by July 1, 2024
- M. Board Members Comments
- N. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CENTURY GARDENS AT TAMIAAMI COMMUNITY
DEVELOPMENT DISTRICT - FISCAL YEAR 2023/2024
REGULAR MEETING SCHEDULE

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

10/13/2023

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

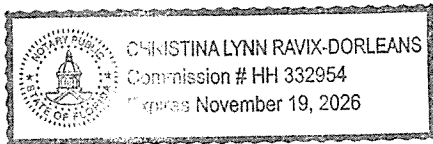
Guillermo Garcia

Sworn to and subscribed before me this
13 day of OCTOBER, A.D. 2023

C. Ramiro-Dorleans

(SEAL)

GUILLERMO GARCIA personally known to me



CENTURY GARDENS AT TAMIAAMI 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 TAMIAAMI COMMUNITY DEVELOPMENT DISTRICT

www.centurygardenstamiamicdd.org
10/13

23-61/0000688523M

**CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 22, 2024**

A. CALL TO ORDER

The April 22, 2024, 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 October 13, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that the attendance of Chairman Ramon Javier, Vice Chairman Cristofer Romero and Supervisor Alvaro Cabrera constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present was Julia Barrios, the HOA Property Manager.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Barrios requested the addition of a Fitness Solutions Proposal for Board consideration under New Business.

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

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

F. APPROVAL OF MINUTES

1. October 23, 2023, Regular Board Meeting

Mrs. Perez presented the minutes of the October 23, 2023, Regular Board Meeting.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving the minutes of the October 23, 2023, Regular Board Meeting, as presented.

G. NEW BUSINESS

1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget

Mrs. Perez presented Resolution No. 2024-01, entitled:

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez advised of the maximum Debt Service assessment for the Original Units, Expansion Units, Townhome Units & Clubhouse. The Administrative Budget is slightly higher than last year. Legal advertising costs have increased substantially. The District used about half of the maintenance budget in 2022/2023 and a moderate amount of the maintenance budget has been used this year. For the Clubhouse Budget, as per Ms. Barrios, most of the line items were unchanged. The projected insurance costs are also higher.

The estimated (non-clubhouse) available funds for 9-30-24 are anticipated to be, should no unforeseen expenses occur, \$170,000. A carryover balance of \$48,390 has been applied (\$46,240 was applied last year). The District could probably give similar carryovers for an estimated two or three more years before assessments would need to be increased.

The estimated clubhouse available funds for 9-30-24 are anticipated to be \$300,000 (+/-), should no unforeseen expenses occur. A Clubhouse carryover balance of \$93,355 has been applied (\$100,296 was applied last year). This amount does not include the Reserves for Pool Spa (\$43,333) and Pool Equipment Room Roof (\$5,600). The Clubhouse Assessments may have to be increased in future years.

Because the overall assessment for 2024/2025 is currently lower than the 2023/2024 assessment, letters to the residents would not be needed.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and unanimously passed adopting Resolution No. 2024-01, as presented, approving a Proposed Budget for FY 2024/2025 and Setting the Public Hearing for finalization for June 24, 2024, at 6:15 p.m. at the Gardens by the Hammocks Clubhouse Meeting Area located at 15080 S.W. 116th Terrace, Miami, Florida 33196; and further authorizing the required advertisement.

2. Discussion Regarding Potential for Parking Spaces at Miami-Dade County Park

The Board was reminded that at a previous meeting Ms. Barrios was tasked to follow up on the status of a request asking Miami-Dade County to consider installing parking spaces at the Miami-Dade County Park maintained by the District.

Ms. Barrios provided an update, noting that she had contacted Joshua, the City Supervisor in charge of our public park (Joshua.Veilleux@miamidade.gov), asking if they could add a resident/public parking area so that they do not continue to damage the grass and the sprinkler systems. The District provides the maintenance of the park and strives to keep it in great condition and the concern for the safety of those parking off of Hammocks Boulevard Road. Joshua explained that the park was designed for residents who live nearby to walk, not for residents to drive and park. For that reason, the City will not consider providing a parking area. He also noted that a solution could be placing “No Parking” signs. We already have signs stating that vehicles are not permitted to park there.

The Board directed District management to request the possible installation of parking deterrents. Ms. Barrios will reach out to the appropriate party to request a site meeting and District management will be at the meeting as well to discuss possible alternatives.

3. Consider Ratification of American Pool Proposal to Correct Delamination WO 232751

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously ratifying the American Pool proposal/WO 232751, dated March 18, 2024, in the amount of \$675 for repair of a delaminated area of the pool steps.

Mrs. Perez noted that this work had been completed.

4. Consider Ratification of American Pool Proposal for Spa Repairs and Equipment WO 232967

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and unanimously passed ratifying American Pool Proposal/WO 232967 dated March 27, 2024, in the amount of \$2,019.10 for spa repairs and equipment.

Mrs. Perez noted that this work had been completed.

5. Consider Ratification of American Pool Proposal for Pool Repairs and Equipment WO 2332970

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and unanimously passed ratifying the American Pool Proposal/WO 2332970, dated March 27, 2024, in the amount of \$2,729.80 for pool repairs and equipment.

Mrs. Perez noted that this work had been completed.

6. Consider Ratification of Turf Irrigation Valve Replacement Proposal

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously ratifying the Turf Management proposal dated March 18, 2023, in the amount of \$646.70 for the irrigation valve replacement and repairs.

Mrs. Perez noted that this work had been completed.

7. Consider Fitness Solutions Repairs and Parts for Gym Equipment

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Cabrera and passed unanimously approving Estimate #26502 dated April 1, 2024, in the amount of \$1,141.83 for gym equipment replacement, repairs and parts, as presented.

H. OLD BUSINESS

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

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Consider Ratification of Clubhouse Expenditures

Presented in the meeting book were expenditures from October 2023 through March 2024 for the Board's review.

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

J. PROPERTY MANAGER UPDATES

Ms. Barrios provided a Managers Report and touched upon the following:

- Repair of spa and pool equipment
- Repair of small pool Diamond Brite spot
- Some touch painting inside the clubhouse
- Organization of the janitorial room
- Repair of some missing stones of the mailroom columns.

K DISTRICT COUNSEL REPORT

1. Memorandum Regarding Required Ethics Training and Financial Disclosure

Mr. George provided an overview of the Memorandum Regarding Required Ethics Training and Financial Disclosure that was presented in the meeting book.

2. 2023 Form 1 – Statement of Financial Interests

Mrs. Perez reminded the Board that this year's filing requirement the 2023 Form 1 must be submitted prior to July 1, 2024, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at: Electronic Financial Disclosure Management System floridaethics.gov. She further noted that you will no longer be able to file your completed Form 1 through your local Supervisor of Elections' office.

3. 2024 General Election and Candidate Qualifying Period

Mrs. Perez advised, pursuant to the Miami-Dade County Supervisor of Elections' website, the 2024 General Election and Candidate Qualifying Period runs from Noon, Monday, June 10, 2024 through Noon, Friday, June 14, 2024.

Mrs. Perez noted that the Seats up for election with terms expiring this year were:

Seat 3 Tarik Djemil
Seat 4 Alvaro Cabrera
Seat 5 Max Riveros

L. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member of staff closing comments

M. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Javier, seconded by Supervisor Romero and passed unanimously adjourning the meeting at 6:54 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142031	558017	Print Legal Ad-IPL01756770 - IPL0175677		\$1,285.55	2	44 L

Attention: Laura J. Archer
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410

larcher@sdsinc.org

Notice of Public Hearing and Regular Board Meeting of the Century Gardens at Tamiami Community Development District

The Board of Supervisors (the "Board") of the Century Gardens at Tamiami Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 24, 2024, at 6:15 p.m., or as soon thereafter as can be heard, in a meeting room of the Gardens by the Hammocks Clubhouse located at 15080 SW 116th Terrace, Miami, Florida 33196.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2024/2025 Proposed Final Budget. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website (www.centurygardenstamiamicdd.org) or District Manager at gperez@sdsinc.org, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

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

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

Century Gardens at Tamiami Community Development District

www.centurygardenstamiamicdd.org
IPL0175677
Jun 4,11 2024

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

2 insertion(s) published on:

06/04/24, 06/11/24

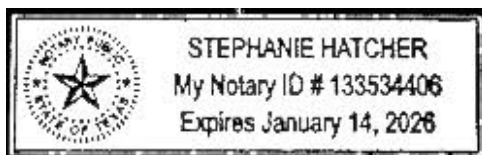
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 11th day of June in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

RESOLUTION NO. 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2024/2025 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Century Gardens at Tamiami Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

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

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

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

PASSED, ADOPTED and EFFECTIVE this 24th day of June, 2024.

ATTEST:

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Gardens At Tamiami Community Development District

**Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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Assessment Comparison

Assessment Comparison	VIII
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FINAL BUDGET
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
Administrative Assessments	53,370
Maintenance Assessments	41,383
Clubhouse Assessments	343,994
Debt Assessments (Series 2014 - Expansion Area)	431,583
Debt Assessments (Series 2016 - Original Units)	437,905
Debt Assessments (Series 2017 - Townhomes)	42,452
Debt Assessments (Series 2018 - Clubhouse)	305,685
Other Revenue	0
Other Revenue - Clubhouse	0
Interest Income	600
TOTAL REVENUES	\$ 1,656,972
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering - Annual Report/Inspections	3,500
Park Landscaping Maintenance (Includes Mulch)	16,800
Park Maintenance & Equipment	9,000
Street/Roadway & Stormwater System Maintenance	4,000
Irrigation System Pump Station Maintenance	2,400
FPL Power	0
Field Operation Management	1,200
General Maintenance/Contingency	2,000
TOTAL MAINTENANCE EXPENDITURES	\$ 38,900
TOTAL CLUBHOUSE EXPENDITURES	\$ 416,709
ADMINISTRATIVE ASSESSMENTS	
Supervisor Fees	1,500
Payroll Taxes - Employer	115
Management	35,136
Legal	14,000
Assessment Roll	7,500
Audit Fees	6,000
Arbitrage Rebate Fees	1,300
Insurance	8,032
Legal Advertisements	2,000
Miscellaneous	775
Postage	550
Office Supplies	675
Dues & Subscriptions	175
Trustee Fees	17,000
Continuing Disclosure Fees	1,400
Website Management	2,000
Administrative Contingency	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 99,158
TOTAL EXPENDITURES	\$ 554,767
EXCESS/ (SHORTFALL)	\$ 1,102,205
Bond Payments (Series 2014 - Expansion Units)	(405,688)
Bond Payments (Series 2016 - Original Units)	(411,631)
Bond Payments (Series 2017 - Townhomes)	(39,905)
Bond Payments (Series 2018 - Clubhouse)	(287,344)
BALANCE	\$ (42,363)
County Appraiser & Tax Collector Fee	(33,127)
Discounts For Early Payments	(66,255)
NET EXCESS/ (SHORTFALL)	\$ (141,745)
Carryover From Prior Year (Operating)	48,390
Carryover From Prior Year (Clubhouse)	93,355
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	54,832	53,416	53,370	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	43,517	41,383	41,383	Expenditures/.94
Clubhouse Assessments	343,994	343,994	343,994	Expenditures/.94
Debt Assessments (Series 2014 - Expansion Area)	431,584	431,583	431,583	Payment To Trustee/.94
Debt Assessments (Series 2016 - Original Units)	437,906	437,905	437,905	Payment To Trustee/.94
Debt Assessments (Series 2017 - Townhomes)	42,453	42,452	42,452	Payment To Trustee/.94
Debt Assessments (Series 2018 - Clubhouse)	305,689	305,685	305,685	Payment To Trustee/.94
Other Revenue	0	0	0	Other Revenue
Other Revenue - Clubhouse	4,975	0	0	
Interest Income	19,064	480	600	Interest Estimated At \$50 Per Month
TOTAL REVENUES	\$ 1,684,014	\$ 1,656,898	\$ 1,656,972	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering - Annual Report/Inspections	1,060	3,500	3,500	No Change From 2023/2024 Budget
Park Landscaping Maintenance (Includes Mulch)	13,427	15,000	16,800	\$1,680 Increase From 2023/2024 Budget
Park Maintenance & Equipment	8,742	8,000	9,000	\$1,000 Increase From 2023/2024 Budget
Street/Roadway & Stormwater System Maintenance	8	5,000	4,000	\$1,000 Decrease From 2023/2024 Budget
Irrigation System Pump Station Maintenance	0	2,400	2,400	No Change From 2023/2024 Budget
FPL Power	0	1,800	0	Line Item Eliminated
Field Operation Management	1,200	1,200	1,200	No Change From 2023/2024 Budget
General Maintenance/Contingency	0	2,000	2,000	No Change From 2023/2024 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 24,437	\$ 38,900	\$ 38,900	
TOTAL CLUBHOUSE EXPENDITURES	\$ 274,889	\$ 423,483	\$ 416,709	
ADMINISTRATIVE ASSESSMENTS				
Supervisor Fees	0	1,500	1,500	No Change From 2023/2024 Budget
Payroll Taxes - Employer	0	115	115	Supervisor Fees * 7.65%
Management	33,132	34,116	35,136	CPI Adjustments (Capped At 3%)
Legal	11,785	14,000	14,000	No Change From 2023/2024 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	5,600	6,000	6,000	Accepted Amount For 2023/2024 Audit
Arbitrage Rebate Fees	1,300	1,300	1,300	Fees For Two Bonds (2014,2016) 2017 & 2018 Bonds Qualify For Small User Exception
Insurance	7,055	8,000	8,032	Insurance Estimate
Legal Advertisements	490	850	2,000	Costs Will Increase Due To Closing Of The Miami Business Review
Miscellaneous	592	800	775	\$25 Decrease From 2023/2024 Budget
Postage	611	500	550	\$50 Increase From 2023/2024 Budget
Office Supplies	435	675	675	No Change From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fees	16,496	17,000	17,000	Trustee Fees For Four Bonds (2014,2016,2017,2018)
Continuing Disclosure Fees	1,400	1,400	1,400	Disclosure Fees For Four Bonds (2014,2016,2017,2018)
Website Management	2,000	2,000	2,000	No Change From 2023/2024 Budget
Administrative Contingency	0	1,000	1,000	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 88,571	\$ 96,931	\$ 99,158	
TOTAL EXPENDITURES	\$ 387,897	\$ 559,314	\$ 554,767	
EXCESS/ (SHORTFALL)	\$ 1,296,117	\$ 1,097,584	\$ 1,102,205	
Bond Payments (Series 2014 - Expansion Units)	(411,325)	(405,688)	(405,688)	2025 Principal & Interest Payments
Bond Payments (Series 2016 - Original Units)	(417,351)	(411,631)	(411,631)	2025 Principal & Interest Payments
Bond Payments (Series 2017 - Townhomes)	(40,461)	(39,905)	(39,905)	2025 Principal & Interest Payments
Bond Payments (Series 2018 - Clubhouse)	(291,338)	(287,344)	(287,344)	2025 Principal & Interest Payments
BALANCE	\$ 135,642	\$ (46,984)	\$ (42,363)	
County Appraiser & Tax Collector Fee	(15,968)	(33,128)	(33,127)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(61,869)	(66,257)	(66,255)	Four Percent Of Total Assessment Roll
NET EXCESS/ (SHORTFALL)	\$ 57,805	\$ (146,369)	\$ (141,745)	
Carryover From Prior Year (Operating)	0	46,240	48,390	Carryover From Prior Year (Operating)
Carryover From Prior Year (Clubhouse)	0	100,129	93,355	Carryover From Prior Year (Clubhouse)
NET EXCESS/ (SHORTFALL)	\$ 57,805	\$ -	\$ -	

DETAILED FINAL EXPANSION AREA 2018 PROJECT BUDGET (CLUBHOUSE)
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 ACTUAL THROUGH MARCH 2024	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES					
Access Control	0	0	750	750	Access Control
Alarm Monitoring	849	451	1,000	1,000	Monitoring Of Clubhouse Fire & Security Alarm Systems
A/C Maintenance/Repairs	1,360	680	3,000	3,000	A/C Maintenance/Repairs
Gym Equipment Maintenance Reserve	1,903	250	6,000	6,000	Gym Equipment Maintenance Reserve
Telephone, Cable & Internet Service	2,472	1,748	3,800	3,800	No Change From 2023/2024 Budget
FPL Power	12,772	6,082	15,000	15,000	Electricity For Club Lighting, Pool, Cabana & Irrigation Pump
General Maintenance & Repairs	11,636	6,040	30,000	30,000	General Maintenance & Repairs
Insurance - Property/Casualty/Liability	16,423	20,829	20,000	24,326	Insurance Estimate - Property/Casualty/Liability
Irrigation Repairs & Maintenance	0	647	2,000	2,000	No Change From 2023/2024 Budget
Janitorial Services & Supplies	16,482	8,593	25,000	25,000	Janitorial Services & Supplies
Landscape Maintenance (Mulch & Plant Replacement)	25,824	12,920	31,000	34,000	Landscape Maintenance (Mulch & Plant Replacement)
Management Fees (Castle)	13,402	6,701	15,000	15,000	Management Fees (Castle)
Office & Kitchen Supplies	1,483	819	1,800	1,800	No Change From 2023/2024 Budget
Payroll - Club Staff	67,573	29,060	85,000	85,000	No Change From 2023/2024 Budget
Payroll - Club Staff Health Insurance	3,864	2,355	8,000	8,000	No Change From 2023/2024 Budget
Pest Control - Interior & Exterior	525	450	1,200	1,200	Pest Control - Interior & Exterior
Pool & Spa Maintenance	27,609	8,294	30,000	30,000	Pool & Spa Maintenance
Printing & Postage	0	0	500	500	Printing & Postage
Property Taxes	0	0	5,000	1,000	Property Taxes
Water & Sewer	7,566	1,177	4,500	8,000	Water & Sewer
Computer Services	96	0	2,000	2,000	No Change From 2023/2024 Budget
Security	7,229	521	30,000	17,000	Security
Oversight & Financial Management	6,000	3,000	6,000	6,000	Oversight & Financial Management
Contingency	12,666	4,485	30,000	25,000	Contingency
Pool Equip, Room Roof Project Reserve	0	0	15,000	15,000	Pool Equip, Room Roof Project Reserve
Electrostatic Paint - Fences & Doors Project	35,800	0	0	0	Line Item Eliminated
Camera System Maintenance	1,355	0	3,000	3,000	Camera System Maintenance
Pool & Spa Diamond Brite Project Reserve	0	0	43,333	43,333	Three Year Project (Second Year)
Clubhouse & Mail Hut Roof Replacement Reserve	0	0	5,600	10,000	Eighteen Year Project (Second Year)
TOTAL CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES	\$ 274,889	\$ 115,102	\$ 423,483	\$ 416,709	
Carryover From Prior Year	0	0	100,129	93,355	Carryover From Prior Year
TOTAL CLUB OPERATIONS & MAINTENANCE EXPENDITURES					
Operating Expenditures	274,889	115,102	323,354	323,354	\$726.64 Per Year * 445 Units = \$323,354
					Assessment Including Discounts & Fees (\$726.64/.94 =
					\$773.02 Per Year * 445 Units = \$343,994)

DETAILED FINAL DEBT SERVICE FUND (SERIES 2014) BUDGET
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	19,075	100	400	Projected Interest For 2024/2025
NAV Tax Collection	411,325	405,688	405,688	Maximum Debt Service Collection
Total Revenues	\$ 430,400	\$ 405,788	\$ 406,088	
EXPENDITURES				
Principal Payments	135,000	140,000	150,000	Principal Payment Due In 2025
Interest Payments	263,050	255,350	249,750	Interest Payments Due In 2025
Bond Redemption	0	\$ 10,438	\$ 6,338	Estimated Excess Debt Collections
Total Expenditures	\$ 398,050	\$ 405,788	\$ 406,088	
Excess/ (Shortfall)	\$ 32,350	\$ -	\$ -	

Series 2014 Bond Information

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

Par Amount As Of 1-1-24 = \$5,120,000

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

DETAILED FINAL DEBT SERVICE FUND (SERIES 2016) BUDGET

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
Interest Income	13,614	100	400	Projected Interest For 2024/2025
NAV Tax Collection	417,351	411,631	411,631	Maximum Debt Service Collection
Total Revenues	\$ 430,965	\$ 411,731	\$ 412,031	
EXPENDITURES				
Principal Payments	235,000	245,000	250,000	Principal Payment Due In 2025
Interest Payments	176,138	166,200	160,388	Interest Payments Due In 2025
Bond Redemption	0	531	1,643	Estimated Excess Debt Collections
Total Expenditures	\$ 411,138	\$ 411,731	\$ 412,031	
Excess/ (Shortfall)	\$ 19,827	\$ -	\$ -	

Series 2016 Bond Refunding Information

Original Par Amount =	\$5,860,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.00% - 4.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2016		
Maturity Date =	May 2037		
Par Amount As Of 1-1-24 =	\$4,340,000	Section Of District Obligated To Pay Series 2016 Bonds:	
		Original Units	

DETAILED FINAL DEBT SERVICE FUND (SERIES 2017) BUDGET

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
Interest Income	1,949	100	300	Projected Interest For 2024/2025
NAV Tax Collection	40,461	39,905	39,905	Maximum Debt Service Collection
Total Revenues	\$ 42,410	\$ 40,005	\$ 40,205	
EXPENDITURES				
Principal Payments	13,000	14,000	15,000	Principal Payment Due In 2025
Interest Payments	25,874	25,183	24,623	Interest Payments Due In 2025
Bond Redemption	0	822	582	Estimated Excess Debt Collections
Total Expenditures	\$ 38,874	\$ 40,005	\$ 40,205	
Excess/ (Shortfall)	\$ 3,536	\$ -	\$ -	

Series 2017 Bond Information

Original Par Amount =	\$650,000	Annual Principal Payments Due =	December 15th
Interest Rate =	2.00% - 4.25%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	December 2017		
Maturity Date =	December 2047		
Par Amount As Of 1-1-24 =	\$574,000	Section Of District Obligated To Pay Series 2017 Bonds: Tract B Townhomes	

DETAILED FINAL DEBT SERVICE FUND (SERIES 2018) BUDGET

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
Interest Income	15,239	100	400	Projected Interest For 2024/2025
NAV Tax Collection	291,338	287,344	287,344	Maximum Debt Service Collection
Total Revenues	\$ 306,577	\$ 287,444	\$ 287,744	
EXPENDITURES				
Principal Payments	100,000	105,000	110,000	Principal Payment Due In 2025
Interest Payments	183,144	178,494	174,819	Interest Payments Due In 2025
Bond Redemption	0	3,950	2,925	Estimated Excess Debt Collections
Total Expenditures	\$ 283,144	\$ 287,444	\$ 287,744	
Excess/ (Shortfall)	\$ 23,433	\$ -	\$ -	

Series 2018 Bond Information

Original Par Amount =	\$4,850,000	Annual Principal Payments Due =	November 1st
Interest Rate =	3.00% - 4.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2018		
Maturity Date =	November 2048		
Par Amount As Of 1-1-24 =	\$4,365,000	Sections Of District Obligated To Pay Series 2018 Bonds: Expansion Units & Tract B Townhomes	

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

	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Projected Assessment Before Discount*
<u>Original Units</u>					
Administrative Assessment For 22' Townhomes	\$ 53.52	\$ 56.44	\$ 57.59	\$ 59.96	\$ 59.90
Maintenance Assessment For 22' Townhomes	\$ 53.02	\$ 50.03	\$ 48.84	\$ 46.45	\$ 46.45
Debt Assessment For 22' Townhomes	\$ 719.47	\$ 719.47	\$ 719.47	\$ 719.47	\$ 719.47
Total	\$ 826.01	\$ 825.94	\$ 825.90	\$ 825.88	\$ 825.82
<u>Expansion Area Units</u>					
Administrative Assessment For 30' Townhomes	\$ 53.52	\$ 56.44	\$ 57.59	\$ 59.96	\$ 59.90
Maintenance Assessment For 30' Townhomes	\$ 53.02	\$ 50.03	\$ 48.84	\$ 46.45	\$ 46.45
Debt Assessment For 30' Townhomes	\$ 873.67	\$ 873.67	\$ 873.67	\$ 873.67	\$ 873.67
Total	\$ 980.21	\$ 980.14	\$ 980.10	\$ 980.08	\$ 980.02
<u>Single Family Homes</u>					
Administrative Assessment For Single Family Homes	\$ 53.52	\$ 56.44	\$ 57.59	\$ 59.96	\$ 59.90
Maintenance Assessment For Single Family Homes	\$ 53.02	\$ 50.03	\$ 48.84	\$ 46.45	\$ 46.45
Debt Assessment For Single Family Homes	\$ 1,284.79	\$ 1,284.79	\$ 1,284.79	\$ 1,284.79	\$ 1,284.79
Total	\$ 1,391.33	\$ 1,391.26	\$ 1,391.22	\$ 1,391.20	\$ 1,391.14
<u>Clubhouse</u>					
Administrative Assessment For Villas	\$ 53.52	\$ 56.44	\$ 57.59	\$ 59.96	\$ 59.90
Maintenance Assessment For Villas	\$ 53.02	\$ 50.03	\$ 48.84	\$ 46.45	\$ 46.45
Clubhouse O&M Assessment For Villas	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02
Clubhouse Debt Assessment For Villas	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94
Debt Assessment For Villas	\$ 744.68	\$ 744.68	\$ 744.68	\$ 744.68	\$ 744.68
Total	\$ 2,311.18	\$ 2,311.11	\$ 2,311.07	\$ 2,311.05	\$ 2,310.99
<u>Tract B Townhomes</u>					
Administrative Assessment For Townhomes	\$ 53.52	\$ 56.44	\$ 57.59	\$ 59.96	\$ 59.90
Maintenance Assessment For Townhomes	\$ 53.02	\$ 50.03	\$ 48.84	\$ 46.45	\$ 46.45
Clubhouse O&M Assessment For Townhomes	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02
Clubhouse Debt Assessment For Townhomes	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94
Debt Assessment For Townhomes	\$ 944.68	\$ 944.68	\$ 944.68	\$ 944.68	\$ 944.68
Total	\$ 2,511.18	\$ 2,511.11	\$ 2,511.07	\$ 2,511.05	\$ 2,510.99
<u>Single Family Homes</u>					
Administrative Assessment For Single Family Homes	\$ 53.52	\$ 56.44	\$ 57.59	\$ 59.96	\$ 59.90
Maintenance Assessment For Single Family Homes	\$ 53.02	\$ 50.03	\$ 48.84	\$ 46.45	\$ 46.45
Clubhouse O&M Assessment For Single Family Homes	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02
Clubhouse Debt Assessment For Single Family Homes	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94
Debt Assessment For Single Family Homes	\$ 1,595.75	\$ 1,595.75	\$ 1,595.75	\$ 1,595.75	\$ 1,595.75
Total	\$ 3,162.25	\$ 3,162.18	\$ 3,162.14	\$ 3,162.12	\$ 3,162.06
<u>Tract B Townhomes</u>					
Administrative Assessment For Tract B Townhomes	\$ 86.93	\$ 89.85	\$ 91.00	\$ 93.37	\$ 93.31
Maintenance Assessment For Tract B Townhomes	\$ 53.02	\$ 50.03	\$ 48.84	\$ 46.45	\$ 46.45
Clubhouse O&M Assessment For Tract B Townhomes	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02
Clubhouse Debt Assessment For Tract B Townhomes	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94
Debt Assessment For Tract B Townhomes	\$ 903.25	\$ 903.25	\$ 903.25	\$ 903.25	\$ 903.25
Total	\$ 2,503.16	\$ 2,503.09	\$ 2,503.05	\$ 2,503.03	\$ 2,502.97

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

Community Information

Original Units	
22' Townhomes	188
30' Townhomes	67
Single Family Homes	191
Total Original Units	446

Expansion Area Units

Villas	160
Townhomes	101
Single Family Homes	137
Total Expansion Area Units	398

Tract B Townhomes (Expansion Area)	47
Expansion Area Total Units	445

TOTAL UNITS

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

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Century Gardens at Tamiami Community Development District ("District") to establish a regular meeting schedule for fiscal year 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 which is attached hereto and made a part hereof as Exhibit "A".

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

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 24th day of June, 2024.

ATTEST:

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 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 28, 2024
February 24, 2025
April 28, 2025
June 30, 2025*
August 25, 2025
September 22, 2025**

**Change from typical week date to accommodate the required 60 days for the Final Budget Public Hearing*

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT

www.centurygardenstamiamicdd.org

PUBLISH: MIAMI HERALD 00/00/24



5/30/2024.

To: Century Gardens at Tamiami CDD
C/O Gloria Perez
15080 s.w. 116 Ter.
Miami, FL. 33196

**Hurricane Preperation
Tree Trimming Proposal**

We hereby submit specifications and estimates for tree trimming and palm trimming of the entire park/playground on Hammocks Blvd.

Trees consist of: Oaks, Poiciana, & Black Olive. Total number of trees: **11**

Palms consist of: Washingtonia palms.

Total number of palms: **24**

All pruning is to be done in accordance with the most recent **ANSI A300** guidelines for fine pruning. Trees will be trimmed as follows:

Crown cleaning: shall consist of the removal of any dead, dying, diseased, crowded, weakly attached or low vigor branches from the crown of the tree.

Crown thinning: shall consist of the selective removal of branches to increase light penetration and air movement through the crown.

Crown raising: shall consist of the removal of lower branches in order to provide clearance for buildings, vehicles, pedestrians and to provide a vista.

Crown reduction: reduces the sides or individual limbs by removal of the longest portion of a limb to a lateral branch, removing no more than 25% of the leaf surface.

Palms: will be trimmed to a 9 to 3 position, with seed pods being removed.

We shall be responsible for all clean up and disposal of debris daily.

**Turf Management carries a \$1,000,000 property liability insurance, vehicle insurance, and all workers are covered under workers compensation insurance. **

Our Charge: \$2,970.00

Signed: _____

By: Fernando Toledo
Turf Management Services
Certified Arborist

Date: _____



5/30/2024.

To: Century Gardens at Tamiami CDD
C/O Gloria Perez
15080 s.w. 116 Ter.
Miami, FL. 33196

**Hurricane Preperation
Tree Trimming Proposal**

We hereby submit specifications and estimates for tree trimming and palm trimming of the entire Clubhouse.

Trees consist of: Oaks, Tababuia, & Gumbolimbo. Total number of trees: **16**
Palms consist of: Coconut palms, Viccia palms, Royal palms, & Medjool palms.
Total number of palms: **19**

All pruning is to be done in accordance with the most recent **ANSI A300** guidelines for fine pruning. Trees will be trimmed as follows:

Crown cleaning: shall consist of the removal of any dead, dying, diseased, crowded, weakly attached or low vigor branches from the crown of the tree.

Crown thinning: shall consist of the selective removal of branches to increase light penetration and air movement through the crown.

Crown raising: shall consist of the removal of lower branches in order to provide clearance for buildings, vehicles, pedestrians and to provide a vista.

Crown reduction: reduces the sides or individual limbs by removal of the longest portion of a limb to a lateral branch, removing no more than 25% of the leaf surface.

Palms: will be trimmed to a 9 to 3 position, with seed pods being removed.

We shall be responsible for all clean up and disposal of debris daily.

**Turf Management carries a \$1,000,000 property liability insurance, vehicle insurance, and all workers are covered under workers compensation insurance. **

Our Charge: \$3,150.00

Signed: _____

By: Fernando Toledo
Turf Management Services
Certified Arborist

Date: _____

**Century Gardens at Tamiami
Clubhouse Expenditures
October 2023 through May 2024**

	Date	Num	Name	Memo	Amount
01-1600 · Clubhouse Expenses					
01-1602 · CH-Alarm Monitoring					
	10/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 11/12 - 12/11/23	72.86
	11/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 12/12 - 01/11/24	90.56
	12/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 01/12 - 02/11/24	71.86
	01/24/2024	402848696	ADT US Holdings Inc	acct# 402848696 02/12 - 03/11/24	71.86
	02/24/2024	402848696	ADT US Holdings Inc	acct# 402848696 03/12 - 04/11/24	71.86
	03/24/2024	402848696	ADT US Holdings Inc	acct# 402848696 04/12 - 05/11/24	71.86
	04/24/2024	402848696	ADT US Holdings Inc	acct# 402848696 05/12 - 06/11/24	71.86
	05/24/2024	402848696	ADT US Holdings Inc	acct# 402848696 06/12 - 07/11/24	71.86
Total 01-1602 · CH-Alarm Monitoring					594.58
01-1603 · CH-AC Maintenance					
	10/17/2023	WP-24595	Alfresco Air	AC service	340.00
	01/15/2024	WP-25386	Alfresco Air	AC service	340.00
Total 01-1603 · CH-AC Maintenance					680.00
01-1605 · CH-Gym(Circt Training)equip mnt					
	10/03/2023	58122	Fitness Solution Inc.	routine preventative maintenance	125.00
	01/12/2024	59755	Fitness Solution Inc.	routine preventative maintenance	125.00
	04/17/2024	61036	Fitness Solution Inc.	routine preventative maintenance	125.00
	04/30/2024	61247	Fitness Solution Inc.	repairs of equipment	1,141.83
Total 01-1605 · CH-Gym(Circt Training)equip mnt					1,516.83
01-1606 · CH-Cable & Internet					
	10/01/2023	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 09/29/23-10/28/23	245.10
	10/26/2023	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 10/29/23-11/28/23	255.59
	11/25/2023	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 11/29/23-12/28/23	245.59
	12/25/2023	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 12/29/23-01/28/24	250.55
	01/25/2024	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 01/29/24-02/28/24	250.52
	02/25/2024	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 02/29/24-03/28/24	250.52
	03/25/2024	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 03/29/24-04/28/24	250.52
	04/25/2024	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 04/29/24-05/28/24	250.36
	05/25/2024	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 05/29/24-06/28/24	250.36
Total 01-1606 · CH-Cable & Internet					2,249.11
01-1608 · CH-Electricity					
	10/06/2023	07534-90226 1023	FPL	acct# 07534-90226 (09/07/23 -10/06/23)	1,008.56
	11/06/2023	07534-90226 1123	FPL	acct# 07534-90226 (10/06/23 -11/06/23)	1,104.16
	12/05/2023	07534-90226 1223	FPL	acct# 07534-90226 (11/06/23 -12/05/23)	1,034.16
	01/05/2024	07534-90226	FPL	acct# 07534-90226 (12/05/23 -01/05/24)	1,109.30

**Century Gardens at Tamiami
Clubhouse Expenditures
October 2023 through May 2024**

	Date	Num	Name	Memo	Amount
	02/06/2024	07534-90226	FPL	acct# 07534-90226 (01/05/24 - 02/06/24)	956.82
	03/06/2024	07534-90226	FPL	acct# 07534-90226 (02/06/24 - 03/06/24)	868.74
	04/05/2024	07534-90226 0424	FPL	acct# 07534-90226 (03/06/24 - 04/05/24)	967.76
	05/07/2024	07534-90226 0524	FPL	acct# 07534-90226 (04/05/24 - 05/07/24)	891.95
Total 01-1608 · CH-Electricity					7,941.45
01-1609 · CH-Insurance (Prop & Liab)					
	10/01/2023	19927	Egis Insurance & Risk Advisors	policy # 100123024 10/1/23-10/1/24	20,829.00
Total 01-1609 · CH-Insurance (Prop & Liab)					20,829.00
01-1612 · CH-Irrigation repair and maint					
	03/20/2024	84945	Turf Management	lawn maintenance March 2024	646.70
Total 01-1612 · CH-Irrigation repair and maint					646.70
01-1613 · CH-Janitorial Services/Supplies					
	10/31/2023	100123-HG	Great Cleaning Corp.	cleaning service October 2023	1,300.00
	11/01/2023	110123-HG	Great Cleaning Corp.	cleaning November 2023	1,300.00
	11/17/2023	011-53	Great Cleaning Corp.	cleaning supplies November 2023	408.72
	12/01/2023	120123-HG	Great Cleaning Corp.	cleaning December 2023	1,300.00
	01/01/2024	01012024-hg	Great Cleaning Corp.	cleaning January 2024	1,300.00
	01/28/2024	01-024	Great Cleaning Corp.	supplies January 2024	384.16
	02/01/2024	02012024-HG	Great Cleaning Corp.	cleaning February 2024	1,300.00
	03/01/2024	03012024-HG	Great Cleaning Corp.	cleaning March 2024	1,300.00
	04/01/2024	04012024-HG	Great Cleaning Corp.	cleaning April 2024	1,300.00
	05/01/2024	05012024-HG	Great Cleaning Corp.	cleaning May 2024	1,300.00
Total 01-1613 · CH-Janitorial Services/Supplies					11,192.88
01-1615 · CH-Landscape Mnt (mulch-plants)					
	10/02/2023	84645	Turf Management	lawn maintenance October 2023	1,212.20
	10/02/2023	84645	Turf Management	trash pick up	158.70
	11/01/2023	84692	Turf Management	lawn maintenance	1,212.20
	11/01/2023	84692	Turf Management	trash pick up	158.70
	11/04/2023	84714	Turf Management	mulching for playground at clubhouse	1,575.00
	11/22/2023	84738	Turf Management	mulching at clubhouse	3,120.00
	12/01/2023	84756	Turf Management	lawn maintenance December 2023	1,212.20
	12/01/2023	84756	Turf Management	lawn maintenance December 2023	158.70
	01/02/2024	84809	Turf Management	lawn maintenance January 2024	1,212.20
	01/02/2024	84809	Turf Management	trash pick up	158.70
	02/01/2024	84853	Turf Management	lawn maintenance February 2024	1,212.20
	02/01/2024	84853	Turf Management	trash pick up	158.70
	03/01/2024	84903	Turf Management	lawn maintenance March 2024	1,212.20

**Century Gardens at Tamiami
Clubhouse Expenditures
October 2023 through May 2024**

	Date	Num	Name	Memo	Amount
	03/01/2024	84903	Turf Management	trash pick up	158.70
	04/01/2024	84960	Turf Management	lawn maintenance April 2024 Clubhouse	1,212.20
	04/01/2024	84960	Turf Management	trash pick up	158.70
	05/01/2024	85004	Turf Management	lawn maintenance May 2024 Clubhouse	1,212.20
	05/01/2024	85004	Turf Management	trash pick up	158.70
Total 01-1615 · CH-Landscape Mnt (mulch-plants)					15,662.20
01-1617 · CH-Management fees					
	10/01/2023	MGT-100123-091	Castle Management LLC	contract management October 2023	1,116.83
	11/01/2023	MGT-110123-090	Castle Management LLC	contract management November 2023	1,116.83
	12/01/2023	MGT-120123-090	Castle Management LLC	contract management December 2023	1,116.83
	01/01/2024	MGT-010124-092	Castle Management LLC	management fee January	1,116.83
	02/01/2024	mgt-020124-091	Castle Management LLC	contract management	1,116.83
	03/01/2024	MGT-030124-094	Castle Management LLC	contract management March 2024	1,116.83
	04/01/2024	MGT-040124-093	Castle Management LLC	contract management April 2024	1,116.83
	05/01/2024	MGT-050124-094	Castle Management LLC	contract management	1,116.83
Total 01-1617 · CH-Management fees					8,934.64
01-1618 · CH-Miscellaneous Expenses					
	11/16/2023	1726310	Miami Dade Fire Rescue Dept	permit # 18126-02331 item # 1726310	85.83
	05/31/2024	1562	Signs To Go Inc	sign - Playground rules	227.00
Total 01-1618 · CH-Miscellaneous Expenses					312.83
01-1619 · CH-Office Supplies					
	10/14/2023	1WJ7-D13C-V3KF	Amazon Capital Services	ink cartridges	66.58
	10/24/2023	1XKJ-FH9H-173H	Amazon Capital Services	purell wipes	79.99
	10/26/2023	1HYP-C7TL-CQ1X	Amazon Capital Services	ink cartridges	-66.58
	10/29/2023	16TH-P334-KFX1	Amazon Capital Services	tablecloths	46.87
	12/04/2023	1RPG-H7HM-1YJ	Amazon Capital Services	Purell wipes	82.98
	01/14/2024	1DPH-CJLC-3PT9	Amazon Capital Services	Christmas tree storage bags, squeegee, and Purell	138.38
	02/08/2024	1V6Y-YV9H-Y3VN	Amazon Capital Services	key fobs	143.98
	02/19/2024	1LJY-YVRN-PXRT	Amazon Capital Services	soap dispensers	86.53
	03/17/2024	14LQ-J 7VJ -QVGT	Amazon Capital Services	purell hand sanitizing wipes	102.15
	03/17/2024	1WML-GLJT-R97D	Amazon Capital Services	label maker tape replacement, storage shelving unit	137.54
	04/14/2024	11V3-YMQ4-VYLG	Amazon Capital Services	stickers	12.97
	04/29/2024	1LP9-GJNG-MHWM	Amazon Capital Services	refrig water filter, cordless leaf blower, Purell wipes	247.80
	04/30/2024	1FJC-7VKT-7MVW	Amazon Capital Services	shipping charges	-0.60
	04/30/2024	1HLV-4LV7-7JCR	Amazon Capital Services	shipping charges	-4.62
	04/30/2024	1313-4PKC-7MYX	Amazon Capital Services	shipping charges	-1.77
	05/29/2024	1QXT-VFFJ-GK36	Amazon Capital Services	exit sign	17.89

**Century Gardens at Tamiami
Clubhouse Expenditures
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	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Total 01-1619 · CH-Office Supplies					1,090.09
01-1620 · CH-Payroll club staff					
	10/13/2023	PREIM10-20-23-200	Castle Management LLC	payroll 9/30/23 - 10/13/2023	2,587.03
	10/27/2023	PREIM11-03-23-029	Castle Management LLC	payroll 10/14/23 - 10/27/23	2,587.03
	11/10/2023	PREIM11-17-23-050	Castle Management LLC	payroll 10/28/23 - 11/10/23	2,587.03
	11/24/2023	PREIM12-01-23-165	Castle Management LLC	payroll 11/11/23 - 11/24/23	2,587.04
	12/15/2023	PREIM12-15-23-280	Castle Management LLC	payroll 11/25/23 - 12/08/23	2,587.04
	12/22/2023	PREIM12-29-23-030	Castle Management LLC	payroll 12/9 - 12/22/23	2,595.09
	01/05/2024	PREIM011224-162	Castle Management LLC	payroll 12/23/23 - 01/05/24	2,706.22
	01/19/2024	PREIM01-26-24-163	Castle Management LLC	payroll 01/06/24 - 01/19/24	2,705.97
	02/02/2024	PREIM02-09-24-276	Castle Management LLC	payroll 01/20/24 - 02/02/24	2,705.98
	02/16/2024	PREIM02-23-24-274	Castle Management LLC	payroll 02/03/24 - 02/16/24	2,705.98
	03/01/2024	PREIM03-08-24-028	Castle Management LLC	payroll 02/17/2024 - 03/01/2024	2,705.98
	03/15/2024	PREIM03-22-24-274	Castle Management LLC	payroll 03/02/24 - 03/15/24	2,705.98
	03/29/2024	PREIM04-05-24-062	Castle Management LLC	payroll 03/16/24 - 03/29/24	2,705.98
	04/19/2024	PREIM04-19-24-164	Castle Management LLC	payroll 03/30/24 - 04/12/24	2,705.98
	05/10/2024	PREIM05-17-24-279	Castle Management LLC	payroll 04/27/2024 - 05/10/2024	2,705.98
Total 01-1620 · CH-Payroll club staff					39,884.31
01-1621 · CH-Pest Control					
	10/06/2023	137049	1st Solution Pest Control	pest control	75.00
	11/13/2023	138559	1st Solution Pest Control	pest control	75.00
	12/13/2023	139890	1st Solution Pest Control	pest control	75.00
	01/12/2024	140866	1st Solution Pest Control	pest control	75.00
	02/13/2024	141909	1st Solution Pest Control	pest control	75.00
	03/22/2024	142944	1st Solution Pest Control	pest control	75.00
Total 01-1621 · CH-Pest Control					450.00
01-1622 · CH-Pool & Spa Maintenance					
	10/01/2023	642258	American Pool Service	monthly service October 2023	1,095.00
	10/10/2023	639648	American Pool Service	Hayward rotary glow wheel for controller	699.64
	11/01/2023	645419	American Pool Service	monthly service November 2023	1,095.00
	12/01/2023	648616	American Pool Service	monthly service December 2023	1,095.00
	01/01/2024	651741	American Pool Service	service January 2024	1,150.00
	01/12/2024	WF-001221	Waterflow Irrigation Inc	backflow test	450.00
	02/01/2024	655205	American Pool Service	service February 2024	1,150.00
	02/26/2024	656850	American Pool Service	semi-annual balancing chemicals	360.00
	02/28/2024	658175	American Pool Service	throw rope	48.95
	03/01/2024	658943	American Pool Service	service March 2024	1,150.00

**Century Gardens at Tamiami
Clubhouse Expenditures
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	Date	Num	Name	Memo	Amount
	04/01/2024	662339	American Pool Service	monthly service April 2024	1,150.00
	04/23/2024	660565	American Pool Service	labor and materials to repair delamination underwate	675.00
	05/24/2024	667302	American Pool Service	code brown service and chemicals	150.00
	05/30/2024	668472	American Pool Service	skimmer basket	23.85
Total 01-1622 · CH-Pool & Spa Maintenance					10,292.44
01-1626 · CH-Repairs & Maintenance					
	10/07/2023	1592	Elite Property Service & Painting Corp	gym wall repairs	2,800.00
	11/05/2023	1088	Olivfloor Repair And Services Corp	pressure cleaning of clubhouse	3,145.00
	11/14/2023	50462	Security Fire Prevention Inc	charging of fire extenguishers	95.00
Total 01-1626 · CH-Repairs & Maintenance					6,040.00
01-1630 · CH-Water & Sewer					
	12/13/2023	3456615209	Miami-Dade Water & Sewer Department	water	35.88
	12/13/2023	5883452839	Miami-Dade Water & Sewer Department	water	619.54
	03/12/2024	5883452839	Miami-Dade Water and Sewer Department 588	water 12/08/2023 - 03/04/2024	488.15
	03/12/2024	3456615209	Miami-Dade Water and Sewer Department 345	water 12/08/2023 - 03/06/2024	33.23
Total 01-1630 · CH-Water & Sewer					1,176.80
01-1631 · CH-Contingency					
	10/16/2023	14934	Roberts Aluminum Furniture	awning fabric replacement (50% deposit)	2,200.00
	10/16/2023	14934 bal	Roberts Aluminum Furniture	awning fabric replacement (final payment)	2,200.00
Total 01-1631 · CH-Contingency					4,400.00
01-1633 · CH-Security					
	01/12/2024	2445	Redes Telecom LLC	service pool cameras	340.95
	01/30/2024	2474	Redes Telecom LLC	service call - access control was off	180.00
	04/03/2024	2567	Redes Telecom LLC	service call - access control	180.00
	04/29/2024	2604	Redes Telecom LLC	service call - access control	180.00
Total 01-1633 · CH-Security					880.95
01-1634 · CH Oversight & Financial Mgmt					
	10/31/2023	2023-1228	Special District Services, Inc.	CH management fee October 2023	500.00
	11/30/2023	2023-1565	Special District Services, Inc.	CH management fee	500.00
	12/31/2023	2023-1814	Special District Services, Inc.	CH management fee	500.00
	01/31/2024	2024-0005	Special District Services, Inc.	CH management fee	500.00
	02/29/2024	2024-0128	Special District Services, Inc.	CH management fee	500.00
	03/31/2024	2024-0365	Special District Services, Inc.	CH management fee	500.00
	04/30/2024	2024-0485	Special District Services, Inc.	CH management fee	500.00
	05/31/2024	2024-0621	Special District Services, Inc.	CH management fee	500.00
Total 01-1634 · CH Oversight & Financial Mgmt					4,000.00
01-1639 · CH - Club Staff Health Insuranc					

Century Gardens at Tamiami
Clubhouse Expenditures
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<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
10/31/2023	INS-1023-069	Castle Management LLC	insurance reimbursement	297.50
11/30/2023	INS-1123-069	Castle Management LLC	insurance reimbursement	297.50
12/31/2023	INS-1223-068	Castle Management LLC	insurance reimbursement	297.50
01/31/2024	INS-0124-073	Castle Management LLC	insurance January 2024	487.50
02/29/2024	INS-0224-073	Castle Management LLC	insurance reimbursement February 2024	487.50
03/31/2024	INS-0324-066	Castle Management LLC	insurance reimbursement March 2024	487.50
04/30/2024	INS-0424-066	Castle Management LLC	insurance April 2024	487.50
Total 01-1639 · CH - Club Staff Health Insuranc				2,842.50
Total Clubhouse Expenditures				141,617.31

Ethics Training

Beginning in 2024, District Supervisors are required to complete four (4) hours of ethics training annually. Below are links to two training sessions that will, upon completion, satisfy the training requirement. *Beginning with the 2024 Form 1, District Supervisors will be required to confirm that they have completed the training each year.*

- **State Ethics Laws for Constitutional Officers & Elected Municipal Officers**
 - <https://www.youtube.com/watch?v=U8JktIMKzyl>
- **Public Meetings and Public Records Law**
 - <https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3>

Both links can be found on SDS' website, at www.sdsinc.org/links.

The Florida Association of Special Districts (FASD) also offers a training option through Florida State University's Florida Institute of Government. If your special district is a member of FASD, the cost for this special district-specific ethics training is \$49.00 for each district official.

If your special district is NOT a member of FASD, the cost for this special district-specific ethics training is \$79.00 for each district official.

Information on the FASD course can be found at <https://www.fasd.com/ethics-for-special-districts>.