



CENTURY GARDENS AT TAMAMI COMMUNITY DEVELOPMENT DISTRICT

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 17, 2025
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
November 17, 2025
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. September 22, 2025 Regular Board Meeting & PH.....Page 2
- G. New Business
 - 1. Consider Approval of the Change to the Fiscal Year 2025/2026 Meeting Schedule: thereby
Adding the November 17, 2025 meeting date.....Page 24
 - 2. Consider Resolution No. 2025-11 – Declaring Rule Void and Unenforceable.....Page 25
- H. Old Business
- I. Approve & Ratify (*Action to be taken collectively via one Motion*)
 - 1. American Pool Spa Circulation Motor.....Page 28
 - 2. American Pool Pool Chlorine Feeder.....Page 29
- J. Board Member & Staff Closing Comments
- K. Adjourn

Publication Date
2025-11-07

Subcategory
Miscellaneous Notices

CENTURY GARDENS AT
TAMIAMI COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
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:

November 17, 2025

February 24, 2026

March 23, 2026

April 28, 2026

June 29, 2026

August 24, 2026

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

11/07/25

IPL0285581

Nov 7 2025

**CENTURY GARDENS AT TAMAMI COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
SEPTEMBER 22, 2025**

A. CALL TO ORDER

The September 22, 2025, Regular Board Meeting of the Century Gardens at Tamiami Community Development District (the “District”) was called to order at 6:19 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 Herald* on October 18, 2024, as part of the District’s Fiscal Year 2024/2025 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 Tarik Djemil 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 Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present was Julia Barrios, the HOA Property Manager.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mrs. Perez advised of the addition of Consider Industrial Shadeports’ Estimate #3846 for Shade Sail at Clubhouse Park 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. June 2, 2025, Special Board Meeting

Mrs. Perez presented the minutes of the June 2, 2025, Special Board Meeting.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving the minutes of the June 2, 2025, Special Board Meeting, as presented.

G. NEW BUSINESS

1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Mrs. Perez presented Resolution No. 2025-05, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the resolution into the record noting the following meeting dates with a scheduled start time of 6:15 p.m.:

~~October 27, 2025~~
February 24, 2026 *Propose Budget*
March 23, 2026
April 28, 2026 *Final Budget*
June 29, 2026
August 24, 2026

The Board requested the removal of the October date from the meeting schedule.

A MOTION was made by Supervisor Romero, seconded by Supervisor <u>Djemil</u> and unanimously passed adopting Resolution No. 2025-05, as amended.

2. Consider Resolution No. 2025-06 – Adopting an Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website and Authorizing Signatories

Mrs. Perez presented Resolution No. 2025-06, entitled:

RESOLUTION 2025-06

A RESOLUTION OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

Mrs. Perez presented the Miami-Dade County Advertisement Interlocal Agreement and explained that the District requires publications and the costs associated with them. She added that due to the closing of the *Miami Daily Business Review*, the District has had to advertise in *The Miami Herald*. She indicated that a standard publication cost with *The Miami Herald* was well in excess of the cost typically paid in the past.

This higher cost prompted Special District Services' management team to seek an alternative for publications. Mrs. Perez stated that her office had been in communication with the Miami-Dade County (the "County") Communications and it was determined that advertising on the County's website was an option for the. This has resulted in the County's attorney review and authorization of the District entering into an Interlocal

Agreement with Community Development Districts. This is a great accomplishment that will save the District considerable costs for publications and will cost approximately \$707.00 annually. The ILA has been reviewed by District Counsel and has been deemed acceptable. Miami-Dade County is now requesting that the Board allocate authorized signers; therefore District Counsel has prepared the presented resolution for the Board's consideration. Ms. Wald elaborated on the process.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously adopting Resolution No. 2025-06, as presented.

3. Consider Proposal for Hammocks Boulevard Park Pressure Cleaning, Repair and Painting

Proposals were presented for Board consideration.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving the proposal from Elite Property Services in the amount of \$4,800 for the Hammocks Boulevard Park pressure cleaning, repair and painting, as presented.

4. Consider Proposal for Pressure Cleaning, Repair and Painting of Clubhouse Pool Columns

Proposals were presented for the Board's review and consideration.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving the Elite Property Services' proposal in the amount of \$2,600 for the pressure cleaning, repair and painting of the Clubhouse pool columns, as presented.

It was requested that District Counsel prepare one agreement for the above #3 and #4 jobs, since the same contractor was selected for both the park and the Clubhouse.

5. Consider Resolution No. 2025-07 – Adopting a Fiscal Year 2024/2025 Amended Budget

Mrs. Perez presented Resolution No. 2025-07, entitled:

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year, for administrative and statutory requirements and will serve as the Board's final approval/ratification of the District's expenditures for fiscal year 2024/2025.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Djemil and unanimously passed adopting Resolution No. 2025-06, as presented.

6. Consider Resolution No. 2025-08 – Goals and Objectives Annual Report

Mrs. Perez presented Resolution No. 2025-08, entitled:

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Wald provided an overview of the resolution.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Djemil and passed unanimously adopting Resolution No. 2025-08, as presented.

7. Consider Resolution No. 2025-09 – Resetting Public Hearing for Fiscal Year 2025/2026 Final Budget

Mrs. Perez presented Resolution No. 2025-09, entitled:

RESOLUTION NO. 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2025-04 TO RESET THE DATE OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENTS ON THE ADOPTION OF THE FISCAL YEAR 2025/2026 PROPOSED BUDGET; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Djemil and passed unanimously adopting Resolution No. 2025-09, as presented.

8. Consider Proposal for Gym Equipment Gravity Elliptical Machines

Ms. Barrios provided the Gravity Elliptical Machine proposal was provided under separate cover for Board consideration. Ms. Barrios provided an overview of the information and addressed the Board's questions. The same has been **attached hereto** for record purposes.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and passed unanimously approving the Fitness Smith proposal in the amount of \$8,750 for the purchase and installation of two (2) Gravity Elliptical Machines, inclusive of warranty and for the removal of the exiting elliptical machines.

9. Consider Industrial Shadeports Estimate #3846 for Shade Sail at Clubhouse Park

Ms. Barrios provided the Industrial Shadeports Estimate #3846 under separate cover for Board consideration. The referenced estimate has been **attached hereto** for record purposes.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving the Industrial Shadeports' Estimate #3846 in the amount of \$1,800 for the shade sail at the Clubhouse Park, as presented.

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

H. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published in the *Miami Herald* on September 2, 2025, and September 9, 2025, as legally required.

2. Receive Public Comment on Fiscal Year 2025/2026 Final Budget

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2025/2026 final budget and non-ad valorem special assessments.

There being no comments from the public, the public comment portion of the hearing was closed.

3. Consider Resolution No. 2025-10 – Adopting a Fiscal Year 2025/2026 Final Budget

Mrs. Perez presented Resolution No. 2025-10, entitled:

RESOLUTION NO. 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

A MOTION was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed adopting Resolution No. 2025-10, as presented.
--

There being no further Final Budget and assessments business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.

I. OLD BUSINESS

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

J. CONSIDER RATIFICATIONS AND APPROVALS

a. Redes Tech Group Pool Exit Door Repair

This is for the Redes Tech Group pool exit door repair in the amount of \$855.95, for which this work has been completed.

b. Redes Tech Group Playground Door Repair

This is for the Redes Tech Group playground door repair in the amount of \$774.00, for which this work has been completed.

c. American Pool Phosphate Treatment

This is for the American Pool phosphate treatment, AP Work Order AP WO250907 in the amount of \$862.80, for which this work has been completed.

d. Turf Hammocks Boulevard Park Mulch Installation

This is for the Turf Hammocks Boulevard Park mulch installation in the amount of \$3,000, in which this project is scheduled to begin next week, weather permitting.

e. Turf Clubhouse & Clubhouse Playground Mulch Installation

This is for the Turf Clubhouse and Clubhouse Playground mulch installation in the amount of \$4,150. The playground mulch installation has been completed and the Clubhouse mulch installation is pending completion, which is expected next week.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and passed unanimously ratifying and approving the above Items J(a) through J(e), as presented.

K. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Consider Ratification of Clubhouse Expenditures

Presented in the meeting book were the Clubhouse expenditures from October 2024 through August 2025 for Board ratification.

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

2. Consider Acceptance of 2025 Engineer's Report

Mrs. Perez presented the Annual Engineer's Report, which was provided in the meeting book for the Board's review.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed accepting and receiving the District's 2025 Annual Engineer's Report, as presented.

L. PROPERTY MANAGER UPDATES

1. Property Manager Report

Ms. Barrios provided the Property Manager's Report under separate cover for Board review and went over the same. She elaborated on the status of the Pool & Spa Permit renewal. The report has been attached hereto for record purposes.

M. DISTRICT COUNSEL REPORT

1. Legislative Update

Ms. Wald went over the update and addressed the Board's questions.

N. BOARD MEMBER & STAFF CLOSING COMMENTS

Mrs. Perez reminded the Board of the requirement to complete four (4) hours of annual ethics training and to comply with the 2025 Form 1, due by July 1, 2026. She indicated that the hours must be completed no later than December 31, 2025, noting that links to two training sessions were available on the District's website.

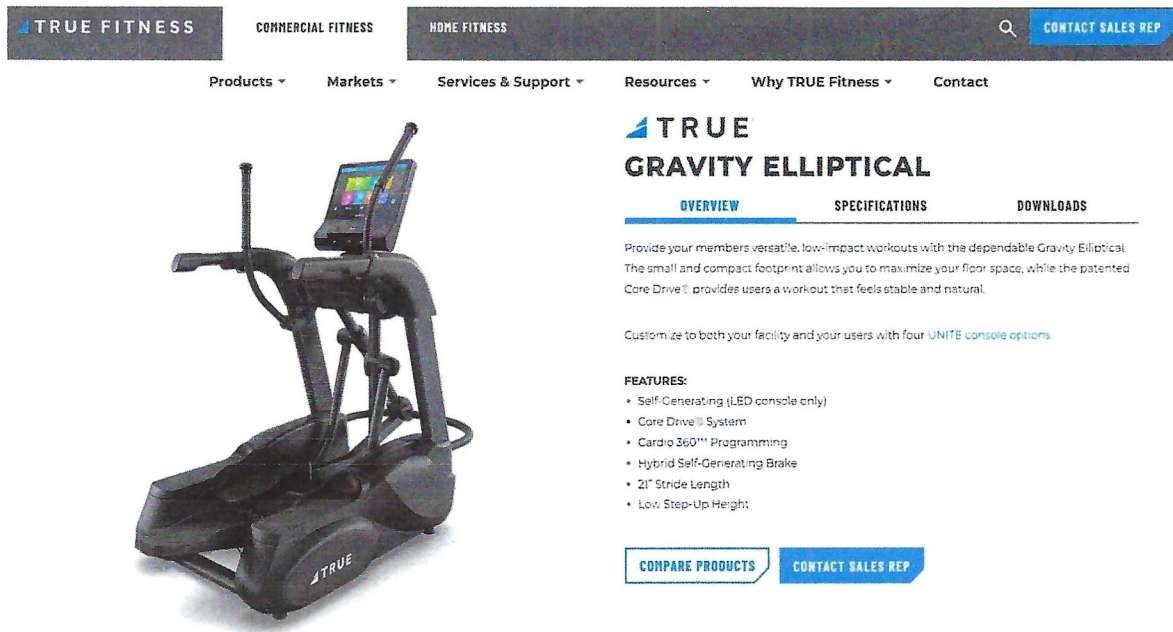
O. ADJOURNMENT

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 6:39 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Proposal for 2 Gym Ellipticals



TRUE FITNESS COMMERCIAL FITNESS HOME FITNESS [CONTACT SALES REP](#)

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TRUE GRAVITY ELLIPTICAL

[OVERVIEW](#) [SPECIFICATIONS](#) [DOWNLOADS](#)

Provide your members versatile, low-impact workouts with the dependable Gravity Elliptical. The small and compact footprint allows you to maximize your floor space, while the patented Core Drive® provides users a workout that feels stable and natural.

Customize to both your facility and your users with four iUNITE console options.

FEATURES:

- Self-Generating (LED console only)
- Core Drive® System
- Cardio 360™ Programming
- Hybrid Self-Generating Brake
- 21" Stride Length
- Low Step-Up Height

[COMPARE PRODUCTS](#) [CONTACT SALES REP](#)



Product Spec:

- Self-Generating (LED console only)
- Core Drive® System
- Cardio 360™ Programming
- Hybrid Self-Generating Brake
- 21" Stride Length
- Low Step-Up Height

15080 SW 116th TERRACE • Miami, Florida 33196
Phone (305) 590-8433

Bid Analysis

Information	Fitness Solution	Fitness Smith	Google (top fitness)
Insurance	Yes	Yes	N/A
Warranty Frame	7 years	7 years	7 years
Warranty Parts	5 years	5 years	5 years
Warranty console	3 years	3 years	3 Years
Warranty labor	2 years	2 years	1 Year
Total for 2 Elliptical	\$11,643.16	\$8,750	\$12,398

Date: 09/22/2025
Prepared By: Julia Barrios



The Fitness Solution, Inc.
 PO Box 260363
 Pembroke Pines, FL 33026
 Office: 9545054178

Estimate

Date	Estimate #
9/2/25	30184

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		
Customer Contact	Customer E-mail	Customer Phone	P.O. No.	Terms
	mbejerano@castlegroup.com	786-732-4145		Net 30
Item	Description	Qty	Cost	Total
Equipment- ...	TRUE GRAVITY ELLIPTICAL Light Commercial. UNITE LED Console, 21"Stride Length, Warranty 7 years frame, 5 years Parts, 3 yrs Console, 2 yrs Labor MSRP-\$6299	2	5,037.29	10,074.58
Freight- Eq...	Delivery, assembly and installation of fitness equipment./ removal and disposal of old unit	2	784.29	1,568.58
			Subtotal	\$11,643.16
			Sales Tax (0.0%)	\$0.00
			Total	\$11,643.16

Signature _____

info@TheFloridaFitnessSolution.com

Please sign and return when approved.

TheFloridaFitnessSolution.com

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GRAVITY ELLIPTICAL

OVERVIEW

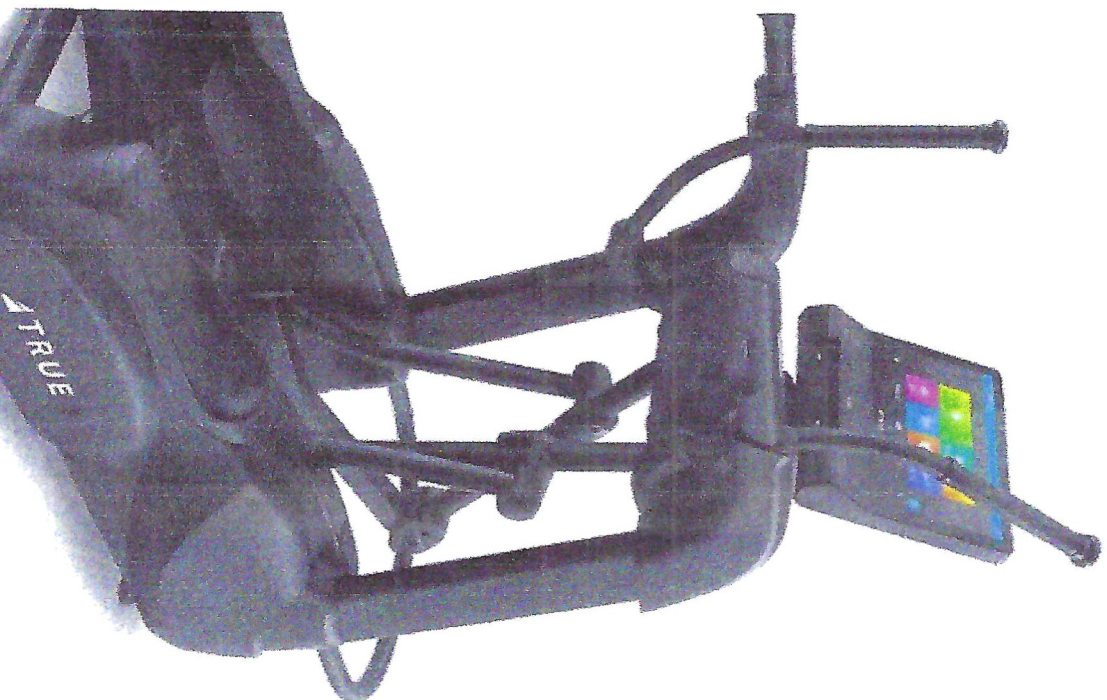
SPECIFICATIONS

Provide your members versatile, low-impact workouts with the dePi. The small and compact footprint allows you to maximize your floor. Core Drive® provides users a workout that feels stable and natural.

Customize to both your facility and your users with four UNITE consi

FEATURES:

- Self-Generating (LED console only)
- Core Drive® System
- Cardio 360™ Programming
- Hybrid Self-Generating Brake
- 21" Stride Length
- Low Step-Up Height

[COMPARE PRODUCTS](#)[CONTACT SALES REP](#)

FITNESSMITH



DESIGN | PROCURE | INSTALL

PROJECT PROPOSAL

YOUR VISION. OUR MISSION.



GRAVITY ELLIPTICAL



Provide your members versatile, low-impact workouts with the dependable Gravity elliptical. The small and compact footprint allows you to maximize your floor space, while the patented Core Drive® provides users with safe and easy entry/exit.

FEATURES

- Self-Generating*
- Core Drive® System
- Cardio 360 programming
- Hybrid Self-Generating Brake
- 21" Stride Length
- Low Step-Up Height

SPECIFICATIONS

DIMENSIONS (L x W x H)
63" L x 32" W x 64" H /
160.02 cm x 81.28 cm x 162.56 cm

Q-FACTOR
2.5" / 6.35 cm

STEP-UP HEIGHT
8" / 20.32 cm

PRODUCT WEIGHT
340lbs / 154kg

COLOR
Matte Black

CONSOLE OPTIONS



**UNITE 16"
TOUCHSCREEN**



**UNITE 10"
TOUCHSCREEN**



**UNITE LED
LED CONSOLE**



*LED Console only

GRAVITY ELLIPTICAL

TECHNICAL SPECIFICATIONS	Power Source	Self-Generating (110V required with non-LED consoles)
	Cord Length	12' / 3.7 M
	Drive System	Core Drive
	Resistance Levels	30
	Maximum Workload	450 Watts
	Resistance Source	Hybrid Self-Generating Brake
	Frame Construction	Robotically Welded Heavy-Gauge Steel
	Stride Length	21" / 53 cm
	Footpad	Soft Step Cushioned Anti-Fatigue Material
	Exercise Arms	Ergonomic Handles with Moisture-Resistant Sleeves
	Handrail Design	Extended Handrails with Moisture-Resistant Grips
	Side-Step Design	Non-Slip Textured Pattern
	Contact Heart Rate Monitoring	Yes
	Wireless Heart Rate Monitoring	Polar® Compatible Bluetooth
AVAILABLE CONSOLES	Unite 16", Unite 10", and Unite LED	
WORKOUTS	Unite 16" and Unite 10" Consoles	10K, 5K, CALORIE GOAL, CARDIO 360, CARDIO CHALLENGE, DISTANCE GOAL, DRAW YOUR OWN, HALF MARATHON, HILL INTERVALS, HRC CRUISE CONTROL, LEG SHAPER, QUICK START, ROLLING HILLS, SINGLE HILL, TARGET HRC, TIME GOAL, VIRTUAL RUNS
	LED Console	10K, 5K, CALORIE GOAL, CARDIO 360, CARDIO CHALLENGE, DISTANCE GOAL, HALF MARATHON, HILL INTERVALS, HRC CRUISE CONTROL, LEG SHAPER, QUICK START, ROLLING HILLS, SINGLE HILL, TARGET HRC, TIME GOAL
TOTAL BODY WORKOUT CARDIO 360	Upper Body Isolation	Yes
	Lower Body Isolation	Yes
	Total Body	Yes
SAFETY	Side Steps	Standard
	Extended Handrails	Standard
REGULATORY APPROVALS	ETL UL1647, CSA, CE, EN957, FCC	
EXTRAS	Accessories	Water Bottle Holder (2), Accessory Tray, Reading Rack/Tablet Holder
PHYSICAL SPECIFICATIONS	Footprint	63" L x 32" W x 64" H / 160 cm x 81cm x 163cm
	Active Footprint	74" L x 32" W x 64" H / 188 cm x 81.28 cm x 162.56 cm
	Q Factor	2.5" / 6.35 cm
	Machine Weight	340 lbs / 154 kg
	Shipping Weight	409 lbs / 186 kg
	Maximum User Weight	400 lbs / 181 kg
	Step-Up Height	8" / 20.32 cm
WARRANTY	Portability	2 Rear Transport Wheels
	Frame	7 Years
	Parts	3 Years
	Labor	1 Years

Warranties outside the U.S. and Canada may vary - Please contact your dealer for details. Specifications subject to change without notice.



truefitness.com | 800.426.6570 | 636.272.7100

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FITNESSMITH



TRUE GRAVITY ELLIPTICAL

Prepared by:

Fitnessmith

Jason Mattson

(561) 529-5590

Fax (561) 997-8788

jmattson@fitnessmith.com

Prepared for:

CENTURY GARDENS AT TAMiami CDD

15080 SW 116TH TERRACE

Miami, FL 33196

JULIA BARRIOS

(786) 732-4145

jbarrios01@castlegroup.com

Quote Information:

Quote #: 029207

Version: 1

Delivery Date: 09/19/2025

Expiration Date: 10/18/2025

Cardio

Description	List Price	Customer Price	Qty	Ext. Price
TRUE GRAVITY ELLIPTICAL BASE (NEW) "400" *MUST ADD A CONSOLE*	\$5,400.00	\$3,199.00	2	\$6,398.00
TRUE UNITE LED CONSOLE (NEW)	\$799.00	\$499.00	2	\$998.00

Subtotal: \$7,396.00

Services

Description	List Price	Customer Price	Qty	Ext. Price
SHIPPING CHARGES - EQUIPMENT	\$612.02	\$612.02	1	\$612.02
INSTALLATION: INSIDE DELIVERY, ASSEMBLY, TESTING, TRASH REMOVAL: (FEE IS FOR FIRST FLOOR DOUBLE DOOR ACCESS ONLY) SITE SURVEY REQUIRED FOR GUARANTEED PRICE. FITNESSMITH WILL NOT WALL MOUNT ANY EQUIPMENT, RACKS, OR RIGS.	\$600.00	\$600.00	1	\$600.00
COLOR:	\$0.00	\$0.00	1	\$0.00
TARIFF SURCHARGE	\$142.75	\$142.75	1	\$142.75

Subtotal: \$1,354.77

FITNESSMITH



TRUE GRAVITY ELLIPTICAL

Prepared by:

Fitnessmith

Jason Mattson

(561) 529-5590

Fax (561) 997-8788

jmattson@fitnessmith.com

Prepared for:

CENTURY GARDENS AT TAMIAMI CDD

15080 SW 116TH TERRACE

Miami, FL 33196

JULIA BARRIOS

(786) 732-4145

jbarrios01@castlegroup.com

Quote Information:

Quote #: 029207

Version: 1

Delivery Date: 09/19/2025

Expiration Date: 10/18/2025

Quote Summary

Description	Amount
Cardio	\$7,396.00
Services	\$1,354.77
Subtotal:	\$8,750.77
Estimated Tax (Subject to change):	\$0.00
Total:	\$8,750.77

Total savings: \$5,002.00

Tax is recalculated at time of Invoice and subject to change.

Payment Terms

Standard: 50% deposit upon order placement and payment in full prior to installation.

Multi-housing New Construction: 50% deposit upon placing order, 40% progress payment 8 weeks from installation, 10% balance upon completion of installation.

Government: Payment terms per purchase order not to exceed net 30 terms.

CENTURY GARDENS AT TAMIAMI CDD

Signature:

Name:

JULIA BARRIOS

Title:

Date:

Find a Store Financing



TRUE

True Gravity Elliptical

● Special order

\$6,199

○ Protect your product with Extended Warranty from CPS

Select a Warranty

3 Years Extended Warranty (+\$399.00)

Starting at \$173/mo or 0% APR with [affirm](#). [See if you qualify](#)

Console

Unite LED

Unite 10" Touchscreen

Unite 16" Touchscreen

Quantity

- 1 +

Add to cart

Buy with shop

[More payment options](#)

HSA/FSA eligible for qualified customers [Learn more](#)

Description

Specification



Industrial Shadeports Inc
 6600 NW 12th Ave, Suite 220
 Fort Lauderdale, FL 33309
 +19547550661
 info@shadeports.com
 www.Shadeports.com



**Industrial
Shadeports**

Estimate

ADDRESS

Julia Barrios
 Castle Group
 15080 SW 116 Terrace
 Miami, FL 33196 United
 States

SHIP TO

Gardens By the Hammocks
 HOA
 11663 SW 150th Place
 Miami, FL 33196 United
 States

ESTIMATE # 3846

DATE 09/03/2025

EXPIRATION DATE 09/24/2025

NAME

Julia Barrios

EMAIL

jbarrios01@castlegroup.com

PHONE NUMBER

786-732-4145

QTY	ACTIVITY	DESCRIPTION	AMOUNT
1	Install New Shade Sail	(1) 13'x15'x20' Shade Sail Removable, high-density polyethylene, UV stabilized woven shade cloth fabric, including all cable and hardware. Install new cover in accordance with engineering specifications. Additional labor due to damaged existing steel structure (or restraining devices) will be billed at the current Service Rates as published by Industrial Shadeports.	1,800.00T
1	S/H - With Install Quote	Shipping and Handling will be an additional charge if Industrial Shadeports is not selected to perform the installation	0.00T
1	Payment - Deposit	50% deposit due upon acceptance of estimate, 50% due upon performance of work. Price is based on cash or check payment. Credit card payments will require an additional charge.	0.00T
1	Delivery	4-8 Weeks after placement of order, receipt of deposit due and/or permit approval.	0.00T
1	FL Sales Tax Note	NOTE: Florida Sales Tax will be charged and collected unless a valid, current Florida Sales Tax Exemption Certificate is provided. Please submit your current Florida Sales Tax Exemption Certificate.	0.00T
1	Price Guarantee	Ask about our Low Price Guarantee! We will meet or beat any price on the market at the time of order.	0.00T
1	Delivery Guarantee	Ask about our Quick Delivery Guarantee! We will meet or beat any delivery time on the market at the time of order.	0.00T
1	Qualifications	Industrial Shadeports is the original USA manufacturer and Installer of Shadeports / Shade Structures / Shade Sails. We have been manufacturing in Broward County and have been installing our own products around the Country, in the Carriibbean, and in the Pacific Islands since first introducing the product to the US market in 1993. We have also been manufacturing in Miami-Dade County since 2006.	0.00T

Industrial Shadeports is a Certified General Contractor in the State of Florida License #CGC1525577.

QTY	ACTIVITY	DESCRIPTION	AMOUNT
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Industrial Shadeports is a Certified Recreation Installation Specialist by the National Playground Contractors Association, Inc. #2023-1649.

Industrial Shadeports has Certified Playground Safety Inspectors for all your shade needs.

Industrial Shadeports is a Broward County Florida Certified County Business Enterprise (CBE).

Industrial Shadeports is a Broward County Florida Certified Small Business Enterprise (SBE).

We are also a Palm Beach County Florida Certified Small Business Enterprise (SBE).

Miami Dade County provides reciprocity for the SBE Certifications.

Contact Industrial Shadeports Inc to pay.	SUBTOTAL	1,800.00
ACCEPTANCE OF ESTIMATE: The above prices, conditions and specifications are hereby accepted. You are authorized to perform the work as specified. All units are custom made and all sales are final. Payments are to be made promptly as outlines in the estimate. Past due invoices are subject to a 1.5% monthly finance charge. Invoices turned over to a third party for collection are subject to a 33% collection fee plus any other applicable fees. Unit(s) shall remain the property of Industrial Shadeports until the order is paid in full. Florida Sales Tax will be collected if applicable. NOTE: ALL FABRIC MUST BE REMOVED IF AND WHEN A HURRICANE OR SNOW WARNING IS PREDICTED OR POSTED FOR THE AREA.	TAX	126.00
	TOTAL	\$1,926.00

Accepted By

Accepted Date



Date: September 22nd, 2025
To: Century Gardens at Tamiami CDD
cc: Gloria Perez– District Manager
From: Julia Barrios – Property Manager
Subject: Clubhouse Update

1-Update on Pool and Spa Permit Renewal

We have been working on renewing our pool and spa permit since June 2023. During this process, we had to replace the spa pump motor, which triggered the requirement for a site inspection by the Miami-Dade Health Department.

Although the Health Department has allowed us to keep both the pool and spa open for operation in the interim, the renewal of the permit is currently pending until their inspector visits the property and verifies the new motor installation.

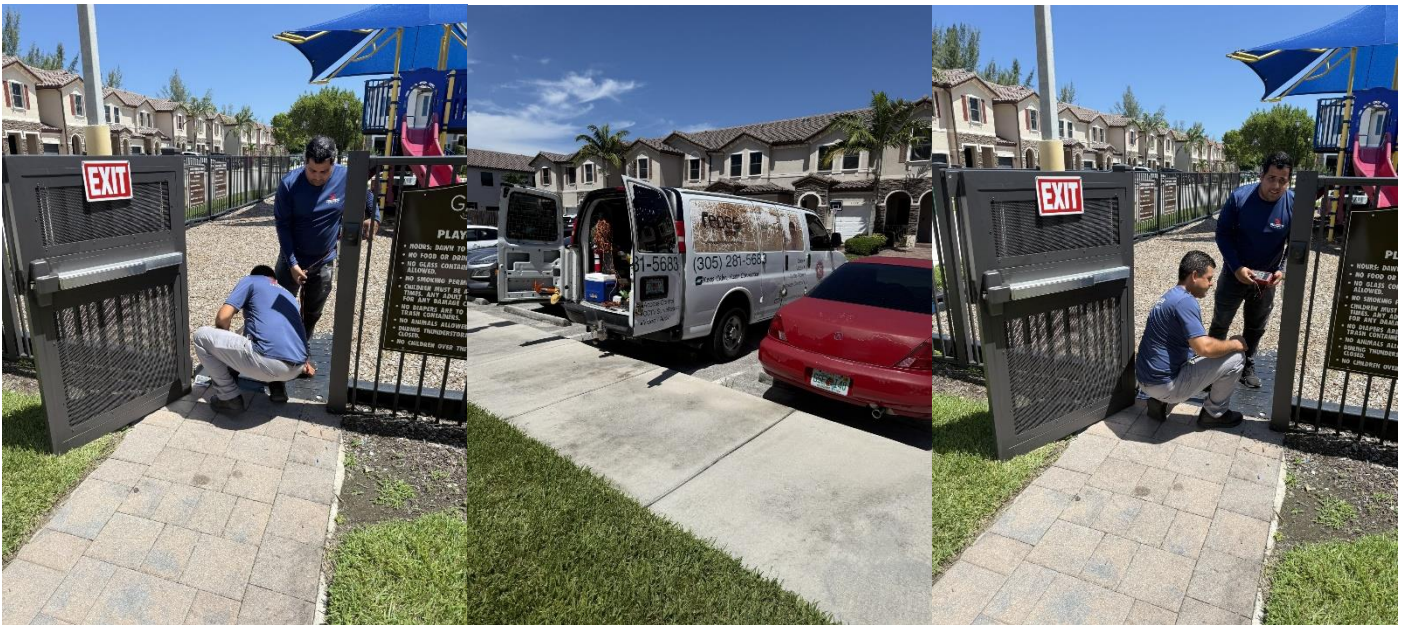
As of now, the Miami-Dade Health Department has confirmed receipt of our modification application for Gardens by Hammocks. This application was necessary due to the recent replacement of the spa pump motor. According to their latest communication on 8/19/2025,

their team will review the submission to determine the extent of the unapproved modification and may request additional information during this process.

“Please note, due to a high volume of requests, the review timeline is currently estimated at **four to six weeks**. While the pool and spa are allowed to remain open for use in the meantime, the permit renewal will remain pending until the review is completed and the required inspection is conducted”.

We will continue to follow up with the Health Department and will keep you updated on any progress.

2-Redes Telecom fixed the Pool and Playground entrance doors.



3- American Pool Phosphate Treatment



4- Turf Management Mulch



Kind regards,
Management Office.
786-732-4145
Property Manager Email: jbarrios01@castlegroup.com

**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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:

November 17, 2025

February 24, 2026

March 23, 2026

April 28, 2026

June 29, 2026

August 24, 2026

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 11/07/25

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT DECLARING CLUB RULE 3.6 NULL, VOID, AND UNENFORCEABLE *AB INITIO*; DECLARING THAT THE NULL AND VOID RULE SHALL NOT BE ENFORCED; DECLARING THE DISTRICT'S INTENTION TO UNDERGO FORMAL RULEMAKING, AS SOON AS PRACTICABLE, TO REMOVE SAID VOID RULE FROM THE CLUB RULES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Century Gardens at Tamiami Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Miami-Dade County, Florida; and

WHEREAS, Florida's statutory prohibition on the open carry of firearms in section 790.053, Florida Statutes, was recently struck down as unconstitutional under the Second Amendment to the United States Constitution in the appellate court decision in *McDaniels v. State*, No. 1D2023-0533 (Fla. 1st DCA Sept. 10, 2025), and in light of that decision, published guidance by the Florida Attorney General interpreting that decision, and additional guidance issued by State of Florida law enforcement agencies and other local governments, Florida law now allows the open carry of firearms throughout the State of Florida, except as otherwise prohibited by state or federal law; and

WHEREAS, under section 790.33, Florida Statutes, the District is legally preempted by state law from regulating firearms and, therefore, cannot create additional firearm-free locations beyond those recognized by state or federal law; and

WHEREAS, the District owns and operates the Garden by the Hammocks Club and Club parcel, consisting of clubhouse and recreational amenity facilities of the District; and

WHEREAS, the District previously adopted and amended by Resolution, pursuant to applicable Florida law, the Gardens by the Hammocks Club Rules and Regulations, as revised or amended, pursuant to Resolution 2018-12, adopted by the District Board of Supervisors on November 1, 2018 (collectively, the "Club Rules"); and

WHEREAS, Rule 3.6 of the Club Rules provides: "Guns. Firearms and other weapons of any kind are not permitted on the Club Property at any time, except as expressly provided in any applicable Florida Statutes"; and

WHEREAS, in light of the recent change in the law regarding open carry of firearms in the State of Florida, and in light of section 790.33, Florida Statutes, the District desires to explicitly declare that Rule 3.6 of the Club Rules is null, void, and unenforceable from the date of its original enactment; and

WHEREAS, the District further desires to declare its intention to undergo, as soon as practicable, formal rulemaking pursuant to the requirements of Chapter 190 and Chapter 120, Florida Statutes, to remove the void Rule 3.6 from the Club Rules;

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

Section 1. The foregoing recitals are hereby incorporated as the findings of fact of the District Board of Supervisors.

Section 2. The District Board of Supervisors (the “Board”) hereby declares that Rule 3.6 of the Club Rules is null, void, and unenforceable *ab initio*.

Section 3. The District Board hereby declares that because Rule 3.6 is null and void, Rule 3.6 shall not be enforced in any manner.

Section 4. The District Board hereby declares its intention for the District to undergo formal rulemaking, as soon as practicable, pursuant to the requirements of Chapter 190 and Chapter 120, Florida Statutes, to remove the said void Rule 3.6 from the Club Rules and hereby directs District staff to proceed with initiating the rulemaking process.

Section 5. The District Manager, Club Manager, and other District staff are directed to take all actions consistent with this Resolution.

Section 6. All prior Resolutions or parts of Resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 7. If any clause, section, or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 8. This Resolution shall take effect immediately upon adoption; however, the provisions of this Resolution declaring Rule 3.6 null, void, and unenforceable *ab initio* shall be effective and apply retroactively, *nunc pro tunc* (date of original enactment).

PASSED AND ADOPTED by the Board of Supervisors of the Century Gardens at Tamiami Community Development District at a public meeting this 17th day of November, 2025.

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chair/Vice Chair
Board of Supervisors



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	\$618.45	\$618.45	<u>GP</u>
1	Provide seal, diffuser oring and seal plate gasket for the pump	\$98.50	\$98.50	<u>GP</u>
1	Provide impeller - ONLY if Necessary	\$184.70	\$184.70	<u>GP</u>
1	Provide diffuser – ONLY if Necessary	\$171.15	\$171.15	<u>GP</u>
1	Provide seal plate – ONLY if Necessary	\$198.30	\$198.30	<u>GP</u>
1	Labor to replace the seal, gasket and motor	\$345.00	\$345.00	<u>GP</u>
AO WO 253728		Tax:	\$0.00	
		Total:	\$1,616.10	

Approved pursuant to the terms of
the existing agreement. GP

Accepted:

Gloria Perez

Owner/Agent Gloria Perez, District Manager

Neil V Gates - President

Date: October 6, 2025

Friday, October 3, 2025

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



Century Garden at Tamiami Comm. Dev
Proposed Parts and Service

Qty	Description	Price	Extended	Initial
1	Pool - Provide a new chlorine chemical feeder	\$714.50	\$714.50	<u>GP</u>
1	Labor to install the feeder and test for proper operation	\$98.00	\$98.00	<u>GP</u>
AP WO# 253731		Tax:	\$0.00	
		Total:	\$812.50	

Approved pursuant to the terms of
the existing agreement. GP

Accepted: Gloria Perez

Owner/Agent Gloria Perez, District Manager

Date: October 6, 2025

Neil V Gates - President

Friday, October 3, 2025

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