FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

REGULAR BOARD MEETING

OCTOBER 19, 2026

6:30 P.M.

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

www.fontainbleaulakescdd.org
786.303.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
Las Ramblas
Clubhouse Conference Room
9960 NW 10th Terrace
Miami, Florida 33172
REGULAR BOARD MEETING
October 19, 2026
6:30 p.m.

A. Call to Order
B. Proof of Publication……Page 1
C. Establish Quorum
D. Additions or Deletions to Agenda
E. Comments from the Public for Items Not on the Agenda
F. Approval of Minutes
   1. September 21, 2026 Regular Board Meeting…….Page 2
G. Old Business
   1. Update Regarding Perimeter Fence Project
   2. Update Regarding AW-235 (Miami-Dade County DERM)
   3. Update Regarding Prohibition of Fishing within the District Lakes
H. New Business
   1. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2025/2026 Amended Budget…....Page 5
   2. Consider Resolution No. 2026-04 – Adopting Goals and Objectives Annual Report……..Page 11
I. Administrative & Operational Matter
J. Board Members & Staff Closing Comments
K. Adjourn

Publication Date
2026-10-09
Subcategory
Miscellaneous Notices

FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2026/2027
REGULAR MEETING
SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Fontainbleau Lakes Community Development District (the "District") will hold Regular Meetings in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172 at 6:30 p.m. on the following dates:

October 19, 2026
November 16, 2026
April 19, 2027
May 17, 2027
June 21, 2027
September 20, 2027

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Fontainbleau Lakes Community Development District (the "District") will hold Regular Meetings in the Las Sevillas Roundabout located at 10012 NW 7th Street, Miami, Florida 33172 at 6:30 p.m. on the following dates:

March 15, 2027

The purpose of the meetings is to conduct 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. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 five (5) days 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 the 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 786-313-3661 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 without advertised notice.

FONTAINBLEAU LAKES community development district
www.fontainbleaulakescdd.org
W00000000
Publication Dates

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 21, 2026

A. CALL TO ORDER

District Manager Armando Silva called the September 21, 2026, Regular Board Meeting of the Fontainbleau Lakes Community Development District (the "District") to order at 6:36 p.m. at the Las Ramblas Clubhouse Conference Room, 9960 NW 10th Terrace, Miami, Florida 33172.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 10, 2025, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Arno Lemus (via teleconference), Vice-Chairperson Humberto Jovanovic and Supervisors Mayra De Torres, Eddy Luna and Miguel Garcia (arrived at 8:00 p.m.) constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Armando Silva; and General Counsel Liza Smoker of Billing Cochran, P.A.

Also in attendance were Mr. Carlo Caminiti, Miami, Florida; Ms. Yaneth Urdaneta, Miami, Florida; Ms. Andrea Gonzalez, Miami, Florida; Mr. Diego Rodriguez, Miami, Florida; Ms. Olga Merk, Miami, Florida; and Mr. Pedro Gonzalez, Miami, Florida.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. De Torres requested the addition of the following item to New Business: Item 3 – Discussion Regarding Rodent Concern in the Townhomes Section and District Lakes. The Board acknowledged the request and the item was added to the agenda.

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. August 17, 2026, Regular Board Meeting & Public Hearing

Mr. Silva presented the minutes of the August 17, 2026, Regular Board Meeting & Public Hearing and asked if there were any comments and/or changes. There being no changes, a **motion** was made by Mr. Luna, seconded by Ms. De Torres and unanimously approved approving the minutes of the August 17, 2026, Regular Board Meeting & Public Hearing, as presented.

G. OLD BUSINESS

1. Update Regarding Perimeter Fence Project

Mr. Silva presented the updated proposal from Building Unlimited Services, Inc. for the Perimeter Fence Project in the amount of $63,571.00. A discussion ensued after which;

A **motion** was made by Mr. Jovanovic, seconded by Ms. De Torres and unanimously passed to approve the proposal from Building Unlimited Services, Inc. in the amount of $63,571.00, authorizing District Counsel to draft a small project agreement and authorizing the District Manager to execute the agreement on behalf of the District.

A **motion** was made by Mr. Luna, seconded by Ms. De Torres and unanimously passed to authorize an amount not to exceed $10,000.00 for the preparation of a legal description.

A **motion** was made by Mr. Luna, seconded by Ms. De Torres and unanimously passed to authorize an amount not to exceed $3,000.00 for a title commitment.

A discussion ensued regarding the remaining funds after the completion of the Perimeter Fence Project, and the consensus of the Board was to return the remaining funds to the Las Ramblas residents.

A **motion** was made by Mr. Luna, seconded by Mr. Jovanovic and unanimously passed to appoint Ms. De Torres as the Board's liaison over the timeline of the small project.

2. Update Regarding AW-235 (Miami-Dade County DERM)

This item was tabled.

H. NEW BUSINESS

1. Discussion Regarding Installation of Decorations and Holiday Lights

A discussion ensued regarding the District's contribution towards the installation of decorations and Holiday lights for Las Ramblas, after which a **motion** was made by Ms. De Torres, seconded by Mr. Jovanovic and unanimously passed to approve a District contribution in an amount not to exceed $10,000.00.

A discussion ensued regarding the District's contribution towards the installation of decorations and Holiday lights for Las Sevillas, after which a **motion** was made by Mr. Garcia, seconded by Ms. De Torres and unanimously passed to approve a District contribution in an amount not to exceed $5,000.00, with Las Sevillas to provide a holiday light proposal on or before October 15, 2026.

2. Discussion Regarding Prohibition of Fishing within the District Lakes

A discussion ensued regarding the prohibition of fishing within the District lakes. The Board elected to survey the community, through the association, regarding fishing in the District lakes and removal of the signs that have feeding material.

3. Discussion Regarding Rodent Concern in the Townhomes Section and District Lakes

A discussion ensued regarding the rodent concern in the townhomes section of Las Ramblas and the District lakes, after which the Board requested that District staff seek a new contractor to address the rodent pest infestation.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no administrative or operational matters.

J. BOARD MEMBERS & STAFF CLOSING COMMENTS

There were no Board Member or Staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Jovanovic, seconded by Ms. De Torres and unanimously passed to adjourn the Regular Board Meeting at 8:08 p.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice-Chair

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Fontainbleau Lakes Community Development District (the "District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

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

PASSED, ADOPTED and EFFECTIVE this 19th day of October, 2026.

ATTEST:

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Fontainbleau Lakes
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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AMENDED FINAL BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Administrative Assessments	94,848	**96,566**	96,566
Maintenance Assessments	476,596	**477,059**	477,059
Perimiter Fence Assessments	0	**0**	0
Debt Assessments	463,915	**464,415**	464,415
Other Revenues	0	**2,900**	2,900
Interest Income	1,200	**19,302**	19,302
TOTAL REVENUES	**$ 1,036,559**	**$ 1,060,242**	**$ 1,060,242**
EXPENDITURES			
ADMINISTRATIVE ASSESSMENTS			
Supervisor Fees	3,000	**1,000**	1,000
Payroll Taxes (Employer)	230	**77**	77
Management	33,852	**33,852**	33,852
Secretarial & Field Operations	6,300	**6,300**	6,300
Legal	22,000	**27,000**	24,230
Assessment Roll	10,000	**10,000**	10,000
Audit Fees	3,500	**3,200**	3,200
Arbitrage Rebate Fee	650	**650**	650
Insurance	23,500	**22,945**	22,945
Legal Advertisements	2,750	**3,800**	2,862
Miscellaneous	2,100	**1,750**	1,380
Postage	575	**325**	311
Office Supplies	775	**850**	822
Dues & Subscriptions	175	**175**	175
Trustee Fee	3,250	**3,250**	3,250
Continuing Disclosure Fee	350	**350**	350
Website Management	1,750	**1,750**	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 114,757**	**$ 117,274**	**$ 113,154**
TOTAL MAINTENANCE EXPENDITURES	**$ 448,000**	**$ 529,315**	**$ 389,752**
TOTAL EXPENDITURES	**$ 562,757**	**$ 646,589**	**$ 502,906**
REVENUES LESS EXPENDITURES	**$ 473,802**	**$ 413,653**	**$ 557,336**
BOND PAYMENTS	(436,080)	**(443,661)**	(443,661)
BALANCE	**$ 37,722**	**$ (30,008)**	**$ 113,675**
COUNTY APPRAISER & TAX COLLECTOR FEE	(20,707)	**(10,006)**	(10,006)
DISCOUNTS FOR EARLY PAYMENTS	(41,415)	**(36,311)**	(36,311)
EXCESS/ (SHORTFALL)	**$ (24,400)**	**$ (76,325)**	**$ 67,358**
CARRYOVER FROM PRIOR YEAR	24,400	**24,400**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (51,925)**	**$ 67,358**

FUND BALANCE AS OF 9/30/25	$716,845
FY 2025/2026 ACTIVITY	($76,325)
FUND BALANCE AS OF 9/30/26	$640,520

Notes

Fund Balance Includes Perimeter Fence Reserve ($258,000).
And Capital Reserve ($200,000 - N-75% & S-25%).
Funds Will Be Addded To The Capital Reserve Fund On 10-1-26.
Carryover from prior year of $24,400 was used to reduce Fiscal Year 2025/2026 Assessments.
$21,800 of Fund Balance to be used to reduce 2025/2026 Assessments.

AMENDED FINAL BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
MAINTENANCE EXPENDITURES
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

MAINTENANCE EXPENDITURES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Engineering/Annual Report/Inspections	4,000	**4,800**	4,315
Lake Tract Aquatic Maintenance (Includes Parcel 1)	14,000	**10,320**	10,320
Annual Landscape & Irrigation Maintenance	110,000	**185,000**	172,924
Landscaping Upkeep	40,000	**17,500**	12,592
Irrigation Systems Maintenance (North & South)	10,000	**7,500**	5,465
Community Lighting Upkeep (North & South)	15,000	**35,000**	32,021
FP&L - Power - Street Lighting (North & South)	18,000	**19,865**	19,865
FP&L - Power - Irrigation Pump Stations (North & South)	3,000	**2,333**	2,333
FP&L - Power - Lift Stations (North & South)	5,000	**2,577**	2,577
Roadways & Street Maintenance (North & South)	35,000	**50,000**	44,896
Fountain Maintenance (Tract A)	3,000	**1,870**	1,870
Entrance/Exit Gate Maintenance/Repairs (North & South)	10,000	**13,500**	11,278
Hurricane Preparedness/Miscellaneous	12,000	**2,000**	0
Lift Station Maintenance (North & South)	25,000	**17,500**	13,365
Miscellaneous Improvements (North & South) - (Cameras, etc.)	42,000	**58,000**	54,381
Dumpster Rental	0	**0**	0
AT&T Wireless (Hot Spot)	2,000	**1,550**	1,550
Capital Improvements Fund - Las Ramblas (North)	75,000	**75,000**	0
Capital Improvements Fund - Las Sevillas (South)	25,000	**25,000**	0
Perimeter Fence	0	**0**	0
TOTAL MAINTENANCE EXPENDITURES	**$ 448,000**	**$ 529,315**	**$ 389,752**

Notes

Available Capital Improvement Funds As Of 9/30/26: Las Ramblas: $150,000 - Las Sevillas: $50,000 - To Be Increased In October 2026.

Available Perimeter Fence Funds As Of 9/30/26: $258,000.

AMENDED FINAL BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,000	**23,200**	23,043
NAV Tax Collection	436,080	**443,660**	443,660
Total Revenues	**$ 437,080**	**$ 466,860**	**$ 466,703**
EXPENDITURES			
Principal Payments	260,000	**260,000**	260,000
Interest Payments	170,981	**174,881**	174,881
Bond Redemption	6,099	**0**	0
Total Expenditures	**$ 437,080**	**$ 434,881**	**$ 434,881**
Excess/ (Shortfall)	**$ -**	**$ 31,979**	**$ 31,822**

FUND BALANCE AS OF 9/30/25	$637,086
FY 2025/2026 ACTIVITY	$31,979
FUND BALANCE AS OF 9/30/26	$669,065

Notes
Bond Reserve Fund Balance = $272,864*. Bond Revenue Fund Balance = $396,201*.
Revenue Fund Balance To Be Used To Make 11/1/26 Interest Payment Of $83,541
And Extraordinary Principal Payment Of $15,000.
* Approximate Amounts

Series 2016 Bond Refunding Information

Original Par Amount =	$6,430,000	Annual Principal Payments Due:
Interest Rate =	2.00% - 4.125%	May 1st
Issue Date =	October 2016	Annual Interest Payments Due:
Maturity Date =	May 2038	May 1st & November 1st
Par Amount As Of 9/30/26 =	$4,095,000	

RESOLUTION NO. 2026-05

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

WHEREAS, the Fontainbleau Lakes Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-05 on August 19, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of October, 2026.

ATTEST:	**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)