



**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
LANDOWNERS' MEETING
&
REGULAR BOARD MEETING
NOVEMBER 20, 2017
6:30 P.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

www.fontainbleaulakescdd.org

305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
Las Ramblas Clubhouse Conference Room
9960 N.W. 10th Terrace,
Miami, Florida 33172
FINAL LANDOWNERS' MEETING
November 20, 2017
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Adoption of Election Procedures.....Page 2
- E. Election of Chairperson for Final Landowners' Meeting
- F. Election of Secretary for Final Landowners' Meeting
- G. Approval of Minutes
 - 1. November 16, 2015 Landowners' Meeting Minutes.....Page 5
- H. Election of Supervisors
 - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 8
 - 2. Nomination of Candidates
 - 3. Casting of Ballots.....Page 9
 - 4. Ballot Tabulations
- I. Certification of Election Results
- J. Landowners' Comments
- K. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT - NOTICE OF FINAL LANDOWNERS' MEETING & REGULAR BOARD MEETING - NOV. 20, 2017

in the XXXX Court,
was published in said newspaper in the issues of

10/25/2017 11/01/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as 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 or she has neither paid nor 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.

Sworn to and subscribed before me this
1 day of NOVEMBER, A.D. 2017

Diana Herrera

(SEAL)
MARIA MESA personally known to me



**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FINAL LANDOWNERS' MEETING & REGULAR BOARD MEETING**

NOTICE IS HEREBY GIVEN that the Fontainebleau Lakes Community Development District (the "District") will hold a Final Landowners' Meeting and Regular Board Meeting at 6:30 p.m., or as soon thereafter as can be heard, on November 20, 2017, in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172.

The primary purpose of the Final Landowners' Meeting is to elect one (1) Supervisor to the Board of Supervisors (the "Board") for the District. 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. Copies of the Agendas for these meetings may be obtained by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 prior to the date of these meetings.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued as found necessary to a date, time and place specified on the record. Also, there may be occasions when Staff and/or Supervisors may participate by speaker telephone.

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 these meetings should contact the District Manager at 305-777-0761 and/or 1-877-737-4922 at least seven (7) days prior to the date of these particular meetings.

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
www.fontainebleaulakescdd.org
10/26 11/1 17-45/0000268897M



SPECIAL DISTRICT (CDD) ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two (2) years during the month of November for the purpose of electing Supervisors. The second election by Landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two (2) years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one (1) vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three (3) positions open, an owner of one (1) acre or less (or one lot parcel) may cast one (1) vote for each of the three (3) positions. An owner of two (2) acres (or two lot parcels) may cast two (2) votes for each of the three (3) positions. Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being sub-mitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

Corporate Office

The Oaks Center
2501A Burns Rd
Palm Beach Gardens, FL 33410
Direct: 561.630.4922

Contact Information

Toll Free: 877.737.4922
Fax: 561.630.4923
Web: www.sdsinc.org

Miami Branch

Crexent Business Center
6625 Miami Lakes Drive, Ste. 374
Miami Lakes, FL 33094
Direct: 305.779.0761

-
- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
 - c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board Supervisor(s) and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections*, the two (2) candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

*At the final landowner election (*after the 6th or 10th year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two {2} supervisors are elected by General Election).

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage (or lot parcels) for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of the Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
NOVEMBER 16, 2015

A. CALL TO ORDER

District Manager Neil Kalin called the November 16, 2015, Landowners' Meeting of the Fontainebleau Lakes Community Development District to order at 6:33 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 N.W. 10th Terrace, Miami, Florida 33172.

B. PROOF OF PUBLICATION

Mr. Kalin presented proof of publication that notice of the Landowners' Meeting had been published in the *Miami Daily Business Review* on October 23, 2015, and October 30, 2015, as legally required.

C. ESTABLISH QUORUM

Mr. Kalin stated that the attendance of Edith and Jacinto Rodriguez, Miami, Florida; Timothy Toy, Miami, Florida; Viviana Khyami, Miami, Florida; Edwin Ruiz, Miami, Florida; Ivonne Quintero, Miami, Florida; Nelida Otero, Miami, Florida; Yvette and Lorenzo Bergamo, Miami, Florida, all residents of the District and owners of units in the Fontainebleau Lakes Community Development District, representing a total of seven (7) units/votes were present; and therefore, constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Neil Kalin and Associate District Manager Armando Silva of Special District Services, Inc.; General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; Diana Montes, Ernesto Cuesta and Felix Molero of KW Management Inc., Miami, Florida.

D. CONSIDER ADOPTION OF ELECTION PROCEDURES

Mr. Kalin presented the Election Procedures and asked the Landowners to adopt the Election Procedures. A discussion ensued after which:

A **motion** was made by Mr. Bergamo, seconded by Mr. Toy to accept and approve the Election Procedures, as presented.

E. ELECTION OF CHAIR FOR LANDOWNERS' MEETING

Mr. Timothy Toy represented that he would serve a Chairperson for the Landowners' Meeting. A discussion ensued after which:

A **motion** was made by Mr. Bergamo, seconded by Mr. Toy to elect Timothy Toy as Chairperson for the Landowners' Meeting.

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
NOVEMBER 16, 2015

F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

Mr. Kalin stated that it would be in order to elect a Secretary for the Landowners' Meeting. A discussion ensued after which:

A **motion** was made by Mr. Bergamo, seconded by Mr. Toy to elect Mr. Kalin as Secretary for the Landowners' for the purpose of following the procedures and recording the events of the Landowners' Meeting.

G. APPROVAL OF MINUTES

1. November 1, 2013, Landowners' Meeting

Mr. Kalin asked if there were any corrections or additions to the November 1, 2013, Landowners' Meeting Minutes. There being no comments and/or changes regarding the November 1, 2013, Landowners' Meeting Minutes, a **motion** was made by Mr. Bergamo, seconded by Mr. Toy to approve and adopt the November 1, 2013, Landowners' Meeting Minutes, as presented.

H. ELECTION OF SUPERVISORS

1. Determine Number of Voting Units Represented or Assigned by Proxy

Mr. Kalin determined that there were a total of **7 voting units** being represented by the Landowners at the Landowners' Meeting.

2. Nomination of Candidates

Mr. Kalin stated that the terms of office for *Lorenzo Bergamo (Seat #1)*, *Timothy Toy (Seat #2)*, and a *vacant seat (Seat #3)* were expiring and that it would be in order to nominate candidates for election to fill the expiring terms of office.

Mr. Timothy Toy, a landowner in the District, nominated the following persons for election: *Lorenzo Bergamo*, *Jacinto Rodriguez* and *himself (Timothy Toy)*. Mr. Kalin called for additional nominations from the floor. There being no further nominations, Mr. Kalin closed the nomination portion of the Landowners' Meeting.

3. Casting of Ballots

Mr. Kalin stated that it would now be in order to cast ballots for the nominated candidates as listed: *Lorenzo Bergamo*, *Jacinto Rodriguez* and *Timothy Toy*. Mr. Kalin stated that the two candidates receiving the highest number of votes would each be elected to a four-year term of office and the remaining candidate would be elected to a two-year term of office, with the term of office of each successful candidate commencing upon election.

4. Ballot Tabulations

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
NOVEMBER 16, 2015

Mr. Kalin tabulated the ballots and announced that *Timothy Toy* and *Lorenzo Bergamo* had each received 7 votes, resulting in each serving a 4-year term of office (will serve up to the Landowners' Election in November 2019); and that *Jacinto Rodriguez* had received 5 votes, resulting in a 2-year term of office (will serve up to the Landowners' Election in November 2017).

I. CERTIFICATION OF RESULTS

Mr. Kalin asked the landowners and others in attendance if there were any objections to the procedures or results of the landowners' election. There being no comments or objections to the landowners' election results or procedures, Mr. Kalin declared that the landowners' election results were complete, final and certified.

J. LANDOWNERS' COMMENTS

There were no closing comments from the landowners.

K. ADJOURN

There being no further business to discuss, a **motion** was made by Mr. Toy, seconded by Mr. Bergamo to adjourn the Fontainbleau Lakes Community Development District Landowners' Meeting at 6:57 p.m. There were no objections.

Secretary

Chairperson

LANDOWNER PROXY

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FINAL LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Fontainebleau Lakes Community Development District** to be held on November 20, 2017 at 6:30 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 N.W. 10th Terrace, Miami, Florida 33172 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description*

of Acres/Units/lots

* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2)(b), Florida Statutes (2017), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: _____

Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

OFFICIAL BALLOT

BALLOT # _____

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FINAL LANDOWNERS' MEETING
ELECTION OF BOARD SUPERVISORS**

NOVEMBER 20, 2017

The undersigned certifies that he/she is the owner (___) or duly authorized **representative of lawful proxy of an owner** (___) of land (real property) within the **Fontainbleau Lakes Community Development District**, constituting acre(s)/unit(s)/lot(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open Board position(s):

Name of Candidate

Number of Votes

{The candidate receiving the highest number of votes shall be elected for a four(4) year term of office; reduced to a three (3) year term by Resolution No. 2017-06.}

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

AGENDA
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
 Las Ramblas Clubhouse Conference Room
 9960 N.W. 10th Terrace,
 Miami, Florida 33172
REGULAR BOARD MEETING
 November 20, 2017
 6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 11
- C. Seat Re-Elected Board Member and/or New Board Member
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
 - Chairperson
 - Vice Chairperson
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Confirmation of Landowners’ Election Results
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
 - 1. July 17, 2017 Regular Board Meeting & Public Hearing Minutes.....Page 12
- K. Old Business
 - 1. Update Regarding Parking Enforcement Agreement – Security Watch Group, Inc.....Page 20
 - 2. Staff Report: As Required
- L. New Business
 - 1. Discussion Regarding Hurricane “Irma” and Post Storm Community Clean-Up
 - 2. Consider Resolution No. 2017-05 – Adopting Amended FY 2016/2017 Final Budget.....Page 21
- M. Administrative & Operational Matter
 - 1. Discussion Regarding Upcoming Holiday Season & Meeting Schedule
- N. Board Members & Staff Closing Comments
- O. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

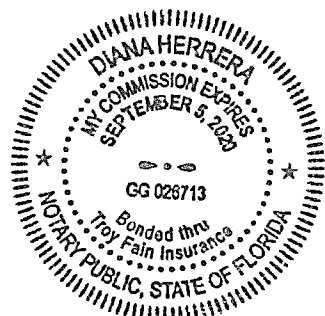
09/28/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as 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 or she has neither paid nor 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.

Sworn to and subscribed before me this
28 day of SEPTEMBER, A.D. 2017

Diana Herrera

(SEAL)
MARIA MESA personally known to me



FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

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

- October 16, 2017
- November 20, 2017
- January 22, 2018
- February 13, 2018
- March 19, 2018
- April 16, 2018
- May 21, 2018
- June 18, 2018
- September 17, 2018

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 305-777-0761 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 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 without advertised notice.

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT

www.fontainebleaulakescdd.org
9/28

17-35/000261347M

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JULY 17, 2017

A. CALL TO ORDER

District Manager Armando Silva called the July 17, 2017, Regular Board Meeting of the Fontainebleau Lakes Community Development District (the “District”) to order at 6:58 p.m. in the Las Ramblas Clubhouse Conference Room located at 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 Daily Business Review* on October 3, 2016, as part of the District’s Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairman Timothy Toy, Vice Chairperson Yvette Sanchez-Bergamo and Supervisor Jacinto Rodriguez constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Armando Silva of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present were: Nelida Otero, Miami, Florida; Ivonne Quintero, Miami, Florida; and Rodolfo Remon, Miami, Florida.

D. CONSIDER APPOINTMENT TO FILL BOARD VACANCY

Mr. Silva stated that there was a vacancy in Seat #4 (4-year term) and asked if there were any interested persons who would like to serve on the Board of Supervisors (the “Board”) of the District. Ms. Ivonne C. Carrillo Quintero (“Ivonne Quintero”), a resident of the District and a citizen of the United States, stated that she would like to serve on the Board. A discussion ensued after which:

A **motion** was made by Mr. Rodriguez, seconded by Ms. Sanchez-Bergamo and unanimously passed to *appoint* Ivonne Quintero to serve the remainder of the unexpired 4-year term of office in Seat #4, which term of office will expire in November 2017.

Mr. Silva, Notary Public in the State of Florida, administered the Oath of Office to Ms. Quintero and reminded the newly appointed Board Member of her duties and responsibilities as a Board Member with emphasis on the Sunshine Law, Financial Disclosure (2016 form 1 must be completed and mailed to the Supervisor of Elections in the County of residency within thirty {30} days of appointment) and the Code of Ethics for Public Officials.

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JULY 17, 2017

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

See above actions taken.

F. RE-ELECTION OF OFFICERS (AS REQUIRED)

Mr. Silva stated that as a result of the recent changes to the District Board it would be in order to re-elect officers. The following slate of names was provided for election:

- Chairperson – Timothy Toy
- Vice Chairperson – Yvette Sanchez-Bergamo
- Secretary/Treasurer – Armando Silva
- Assistant Secretaries - Andres Panesso, Jacinto Rodriguez, Ivonne Quintero, Neil Kalin and Gloria Perez

A discussion ensued after which:

A **motion** was made by Mr. Rodriguez, seconded by Ms. Sanchez-Bergamo and unanimously passed to *elect* the officers as listed and stated above.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

I. APPROVAL OF MINUTES

1. April 17, 2017, Regular Board Meeting

The minutes of the April 17, 2017, Regular Board Meeting were presented and the Board was asked if there were any changes/corrections. There being no changes, a **motion** was made by Mr. Rodriguez, seconded by Ms. Sanchez-Bergamo and passed unanimously approving the minutes of the April 17, 2017, Regular Board Meeting, as presented.

Note: At approximately 7:06 p.m., Mr. Silva recessed the Regular Meeting and simultaneously opened the Public Hearing.

J. PUBLIC HEARING

1. Proof of Publication

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JULY 17, 2017

Mr. Silva presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on June 30, 2017, and July 7, 2017, as legally required.

2. Consider Resolution No. 2017-04 – Amending Resolution No. 2017-02 – Approving a Proposed Budget and Setting (Re-Setting) a Public Hearing Date

Mr. Silva presented Resolution No. 2017-04, entitled:

RESOLUTION NO. 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2017/2018; PROVIDING FOR AMENDING RESOLUTION NO. 2017-02 WHICH APPROVED THE PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS; AND AUTHORIZED THE SETTING OF THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL BUDGET ADOPTION; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Mr. Rodriguez, seconded by Ms. Sanchez-Bergamo and unanimously passed to approve and adopt Resolution No. 2017-04, as presented.

3. Receive Public Comment on the Fiscal Year 2017/2018 Final Budget

Mr. Silva opened the public comment portion of the public hearing to receive comments on the 2017/2018 fiscal year final budget and non-ad valorem special assessments. There being no comments from the public on the 2017/2018 fiscal year budget and assessments, Mr. Silva closed the public comment portion of the Public Hearing.

4. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2017/2018 Final Budget

Mr. Silva presented Resolution No. 2017-05, entitled:

RESOLUTION NO. 2017-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2017/2018 FINAL BUDGET INCLUDING NON-AD VALOREM

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JULY 17, 2017

SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2017/2018 final budget and non-ad valorem special assessment tax roll. Mr. Silva further stated that since the overall assessments were not increasing, letters to property owners were not required. For review purposes by the Board members and residents, a copy of the tax roll was provided at the meeting. A discussion ensued after which:

A **motion** was made by Mr. Rodriguez, seconded by Ms. Sanchez-Bergamo and unanimously passed to approve and adopt Resolution No. 2017-05, *as presented*, thereby setting the 2017/2018 final budget and non-ad valorem special assessment tax roll.

Note: At approximately 7:14 p.m., Mr. Silva closed the Public Hearing and simultaneously reconvened the Regular Meeting.

K. OLD BUSINESS

1. Update Regarding Street Lighting Project (Single Light Pole) – Las Ramblas

Mr. Silva advised that the electrical permit pertaining to the installation of the Street Lighting Improvements within the area adjacent to 863 NW 97th Court (Las Ramblas) had been approved by Miami-Dade County's Public Works and Permitting Department. Hypower Electrical Services Group is scheduled to perform the installation of the Street Lighting Improvements before the end of July 2017.

2. Update Regarding Traffic Calming Devices – Las Ramblas

Mr. Silva advised that the installation of additional speed humps within close proximity (within 1-2 feet) of the speed humps currently installed in the Las Ramblas community (also known as "Double-Speed Humps") were not recommended by the District Traffic Engineer. Miami-Dade County does not approve this type of installation due to the interference in the response times of emergency vehicles as a result of the double-speed humps. A discussion ensued after which the Board consensus was that no further action be taken on this matter at this time.

L. NEW BUSINESS

1. Qualified Elector (Registered Voter) Certification

Mr. Silva announced for the record and pursuant to Florida Statutes that the Miami-Dade County Elections' office had provided certification of qualified electors and as of May 16, 2017, there were 259 registered voters residing in the District. Since the District is at least six (6) years old and now has more than 250 registered voters (Qualified Electors), it will

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JULY 17, 2017

now take the required steps to transition to electing Board Supervisors by the general election process.

2. Consider Resolution No. 2017-06 – Adjusting Terms of Office

Mr. Silva presented Resolution No. 2017-06 entitled:

RESOLUTION NO. 2017-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT ADJUSTING THE TERMS OF OFFICE OF THE MEMBERS OF THE BOARD OF SUPERVISORS IN ACCORDANCE WITH SECTION 190.006(3)(a)2c, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the resolution and recommended that the Board consider approval. A discussion ensued after which:

A **motion** was made by Mr. Rodriguez, seconded by Ms. Sanchez-Bergamo and unanimously passed to approve and adopt Resolution No. 2017-06, *as presented*; thereby adjusting the terms of office, pursuant to Section 190.006(3)(a)2c, Florida Statutes, of the Members of the Board of Supervisors of the District.

3. Consider Resolution No. 2017-07 – Declaring Final Landowners' Meeting

Mr. Silva presented Resolution No. 2017-07, entitled:

RESOLUTION NO. 2017-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR A FINAL LANDOWNERS' MEETING AND PUBLIC NOTICE THEREOF FOR THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT'S ELECTION OF MEMBERS TO THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the resolution and recommended that the Board consider the document and also establish a date, at least ninety (90) days from today, for the Final Landowners' Meeting. Mr. Silva advised that at the Final Landowners' Meeting one (1) Supervisor would be elected to the expiring Seat #5. Election Procedures, a form of Proxy and a form of Sample Ballot will be kept on file in the official office of District records and made available to the public, as required. A discussion ensued after which;

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JULY 17, 2017

A **motion** was made by Mr. Rodriguez, seconded by Ms. Sanchez-Bergamo and unanimously passed adopting Resolution No. 2017-07, *as presented*, thereby setting the Final Landowners' Meeting for November 20, 2017, at 6:30 p.m. in the Las Ramblas Clubhouse Conference Room *located at 9960 NW 10th Terrace, Miami, Florida 33172*; and authorizes publication of the Notice of Final Landowners' Meeting, as required by law.

4. Consider Resolution No. 2017-08 – Adopting a Fiscal Year 2017/2018 Meeting Schedule

Mr. Silva presented Resolution No. 2017-08, entitled:

RESOLUTION NO. 2017-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the resolution. A discussion ensued after which;

A **motion** was made by Ms. Quintero, seconded by Mr. Rodriguez and passed unanimously to approve and adopt Resolution No. 2017-08, *as amended*; deleting the meeting date of "November 27, 2017"; and thereby setting the 2017/2018 Regular Meeting schedule and authorizes the publication of the schedule, as required by law.

5. Consider Parking Enforcement Agreement – Public Safety International, Inc.

Mr. Silva advised that Public Safety International, Inc. ("PSI") had submitted a quote for providing parking enforcement services to the District. The quote specifies that the District would be invoiced Three Hundred Dollars (\$300) per month for a scope of services that includes three (3) random parking enforcement patrols per week. PSI also advised that the District would have to pay an initial training fee for two (2) PSI parking enforcement officers to obtain their Parking Enforcement Certification, which would cost approximately Six Hundred Dollars (\$600). Mr. Silva reminded the Board that after the District enters into an agreement with a parking enforcement agency, the District will then have to enter into an agreement with a licensed towing company that would assist in towing illegally parked vehicles that are in violation of the adopted parking rules within the District's boundaries. A discussion ensued after which the Board directed the District Manager to obtain at least one (1) more proposal before engaging in an agreement with PSI. Since the Board will not meet again until October or November 2017, District Counsel recommended

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JULY 17, 2017

that the Board approve a “not to exceed” annual amount for parking enforcement services. A discussion ensued after which;

A **motion** was made by Ms. Sanchez-Bergamo, seconded by Mr. Rodriguez and passed unanimously authorizing District Counsel and District Staff to prepare a Parking Enforcement Agreement (“Agreement”) between the District and the lowest bidding parking enforcement agency and further authorizing execution of the Agreement by District officials; thereby approving an amount not to exceed \$7,200 (annually) for parking enforcement services.

M. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Statement of Financial Interests – Disclosure – 2016 Form 1 – Filing Deadline: July 3, 2017

The Board was reminded that the deadline for submitting their individual completed 2016 Form 1 to the Supervisor of Elections within the County of residency had passed. The deadline was July 3, 2017.

2. Financial Risk Management Policy Review/Update – Fiscal Year 2016/2017

Mr. Silva informed the Board Members that as part of best management practices and to satisfy annual audit requirements/procedures, the District Manager (SDS, Inc.) takes certain measures and implements procedures to identify and mitigate financial mismanagement/fraud risks as follows:

- a. Each month the District’s operating/checking bank account is reconciled by an authorized person who has not deposited funds to, processed expenditures or written checks from, that particular operating/checking account; and
- b. Each expenditure from the District’s operating/checking account requires a minimum of two (2) approvals from authorized staff and/or District officials and the respective approvals are provided by persons other than the preparer of the expenditure; and
- c. All financial transactions are logged and maintained by the District Manager for record keeping purposes; and
- d. A designated member of the Board, typically the Chairperson (by an electronic approval procedure), has an opportunity to review the District’s expenditure(s) prior to the payment(s) being released; and
- e. The District engages an independent firm, pursuant to Chapter 218.391, Florida Statutes, to audit the prior year’s financial activities (October 1st through

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JULY 17, 2017

September 30th) from which an independent fiscal year annual audit is prepared;
and

- f. Within sixty (60) days of the end of each fiscal year (September 30th) the District's Board of Supervisors reviews, pursuant to Chapter 189.418(5), Florida Statutes, the prior year's budget relative to actual revenues and expenditures and adopts by resolution an amended/revised final budget.

3. Staff Report, as Required

There was no Staff Report at this time.

N. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Silva stated unless an emergency were to arise, the next meeting would be in October or November 2017.

O. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Toy, seconded by Mr. Rodriguez and passed unanimously to adjourn the Regular Board Meeting at 8:03 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**UPDATE REGARDING PARKING
ENFORCEMENT AGREEMENT
SECURITY WATCH GROUP, INC.**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

RESOLUTION NO. 2017-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 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 (“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 2016/2017 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 20th day of November, 2017.

ATTEST:

**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Fontainebleau Lakes
Community Development District

**Amended Final Budget For
Fiscal Year 2016/2017
October 1, 2016 - September 30, 2017**

CONTENTS

- I **AMENDED FINAL OPERATING FUND BUDGET**
- II **AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
REVENUES			
Administrative Assessments	62,950	65,797	65,797
Maintenance Assessments	246,962	247,017	247,017
Debt Assessments (A)	574,043	575,168	575,168
Other Revenues	0	6,846	6,846
Interest Income	360	632	632
TOTAL REVENUES	\$ 884,315	\$ 895,460	\$ 895,460
EXPENDITURES			
ADMINISTRATIVE ASSESSMENTS			
Supervisor Fees	3,000	1,400	1,400
Payroll Taxes (Employer)	230	107	107
Management	25,128	25,128	25,128
Secretarial & Field Operations	5,200	5,200	5,200
Legal	14,000	9,180	9,180
Assessment Roll	10,000	10,000	10,000
Audit Fees	3,100	3,100	3,100
Arbitrage Rebate Fee	650	650	650
Insurance	7,200	6,042	6,042
Legal Advertisements	750	792	792
Miscellaneous	1,200	2,100	1,959
Postage	550	575	569
Office Supplies	850	1,025	993
Dues & Subscriptions	175	175	175
Trustee Fee	3,000	3,250	3,250
Continuing Disclosure Fee	500	500	500
Website Management	1,500	1,500	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,033	\$ 70,724	\$ 70,545
MAINTENANCE EXPENDITURES			
Engineering/Annual Report/Inspections	3,000	3,053	3,053
Lake Tract Aquatic Maintenance (Includes Parcel 1)	11,000	12,500	11,992
Landscaping Service/Pest Control/Fertilizer	82,000	80,000	74,818
Mulch (Tree Rings & Shrubbery Beds)	8,750	5,500	4,641
Irrigation Systems (2) Maintenance	14,000	8,000	7,740
Tree & Shrubbery Replacement	7,200	15,000	14,145
Community Lighting Upkeep	15,000	15,500	14,967
FP&L - Power - Street Lighting	36,000	31,739	31,739
FP&L - Power - Irrigation Pump Stations (2)	4,800	384	384
Park Maintenance	7,800	1,000	0
Roadways & Street Maintenance	7,800	6,250	5,768
Fountain Maintenance (Tract A)	1,500	1,500	1,375
Miscellaneous Electrical Improvements	7,500	9,250	8,250
Entrance/Exit Gate Maintenance/Repairs - North	10,000	10,000	9,345
Electrical Outlets Maintenance - North	1,800	500	0
Electrical Outlets/Holiday Décor - Las Sevillas	0	7,610	7,610
Traffic Calming Devices Maintenance	3,000	500	0
Miscellaneous Engineering Special Projects	6,000	6,000	5,200
Open Space Misc MTE - Tracts P,Q,W,X,Y,Z	4,800	1,000	115
Hurricane Preparedness/Miscellaneous	7,200	3,500	2,534
Lift Station (2) Maintenance	20,000	94,000	93,997
Miscellaneous Improvements/South	3,400	4,000	3,730
Maintenance Contingency	22,095	17,500	15,027
TOTAL MAINTENANCE EXPENDITURES	\$ 284,645	\$ 334,286	\$ 316,430
TOTAL EXPENDITURES	\$ 361,678	\$ 405,010	\$ 386,975
REVENUES LESS EXPENDITURES	\$ 522,637	\$ 490,450	\$ 508,485
BOND PAYMENTS	(539,600)	(551,173)	(551,173)
BALANCE	\$ (16,963)	\$ (60,723)	\$ (42,688)
COUNTY APPRAISER & TAX COLLECTOR FEE	(17,679)	(8,595)	(8,595)
DISCOUNTS FOR EARLY PAYMENTS	(35,358)	(28,326)	(28,326)
EXCESS/ (SHORTFALL)	\$ (70,000)	\$ (97,644)	\$ (79,609)
CARRYOVER FROM PRIOR YEAR	70,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (97,644)	\$ (79,609)

FUND BALANCE AS OF 9/30/16	
FY 2016/2017 ACTIVITY	
FUND BALANCE AS OF 9/30/17	

\$342,144
(\$97,644)
\$244,500

Notes
Carryover From Prior Year Of \$70,000 was used to reduce Fiscal Year 2016/2017 Assessments.
\$4,800 Of Fund Balance To Be Used To Reduce 2017/2018 Assessments.

AMENDED FINAL BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
REVENUES			
Interest Income (A)	100	16,314	16,314
NAV Tax Collection	539,600	551,173	551,173
Series 2016 Bond Refunding Proceeds	0	6,430,000	6,430,000
Series 2016 Bond Refunding Premium	0	220,791	220,791
Other Revenues	0	6,291	6,291
Transfer From 2016 Debt Service	0	197,100	197,100
Transfer From 2007 Debt Service	0	801,828	801,828
Total Revenues	\$ 539,700	\$ 8,223,497	\$ 8,223,497
EXPENDITURES			
Principal Payments (2007A)	150,000	6,570,000	6,570,000
Principal Payments (2016)	0	205,000	205,000
Interest Payments (2007A)	389,700	394,200	394,200
Interest Payments (2016)	0	118,357	118,357
Cost Of Bond Refunding Issuance	0	280,097	280,097
Closeout Of Cost Of Issuance Account	0	6,291	6,291
Transfer To 2007 Debt Service	0	197,100	197,100
Closeout Of 2007 Debt Service	0	801,839	801,839
Total Expenditures	\$ 539,700	\$ 8,572,884	\$ 8,572,884
Excess/ (Shortfall)	\$ -	\$ (349,387)	\$ (349,387)

FUND BALANCE AS OF 9/30/16	\$801,828
FY 2016/2017 ACTIVITY	(\$349,387)
FUND BALANCE AS OF 9/30/17	\$452,441

Notes

Bond Reserve Fund Balance = \$219,063*. Bond Revenue Fund Balance = \$235,351*.
Revenue Fund Balance To Be Used To Make 11/1/17 Interest Payment Of \$108,909.
* 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 9/30/17 =	\$6,225,000	