



**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 15, 2021
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 NW 10th Terrace
Miami, Florida 33172
REGULAR BOARD MEETING
March 15, 2021
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Appointment to Fill Vacancy – Seat #1
- E. Administer Oath of Office and Review Board Member Responsibilities
- F. Consider Resolution No. 2021-05 – Election of Officers.....Page 2
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. February 15, 2021 Regular Board Meeting Minutes.....Page 3
- J. Old Business
 - 1. Update Regarding Ingress/Egress Modification – NW 99th Court (Las Ramblas)
 - 2. Update Regarding Light Pole Relocation – NW 900 Block
 - 3. Discussion Regarding Solar Lighting – Open-Space Tract Pathways
- K. New Business
 - 1. Staff Report as Required
- L. Administrative & Operational Matter
 - 1. Consider Resolution No. 2021-06- Authorizing Electronic Approvals and Check Signers.....Page 9
 - 2. Change in Office of Records – 8785 SW 165th Avenue, Suite 200, Miami, FL, 33193
- M. Board Members & Staff Closing Comments
- N. 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:

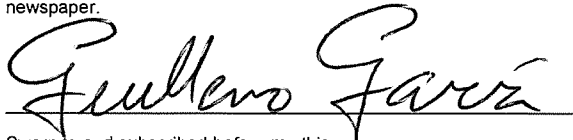
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County,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

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT
DISTRICT - FISCAL YEAR 2020/2021 REGULAR MEETING
SCHEDULE

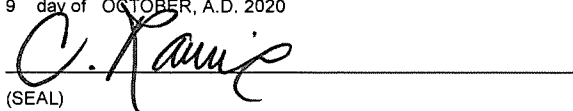
in the XXXX Court,
was published in said newspaper in the issues of

10/09/2020

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.

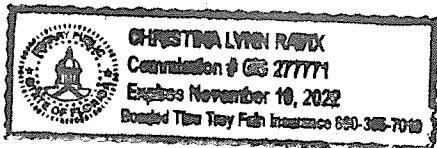


Sworn to and subscribed before me this
9 day of OCTOBER, A.D. 2020



(SEAL)

GUILLERMO GARCIA personally known to me



FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2020/2021 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 Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172 at 6:30 p.m. on the following dates:

October 19, 2020
November 16, 2020
January 18, 2021
February 15, 2021
March 15, 2021
April 19, 2021
May 17, 2021
June 21, 2021
September 20, 2021

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.fontainebleaulakesccd.org
10/9

20-40/0000492155M

RESOLUTION NO. 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Fontainbleau Lakes Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Section 190.006(6), *Florida Statutes*, as soon as practicable after each election or appointment to the Board, the Board shall organize by electing one (1) of its members as chairperson and by electing a secretary, and such other officers as the Board may deem necessary.

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

- 1. The following persons are elected to the offices shown, to wit:

_____	Chairperson
_____	Vice Chairperson
_____	Secretary/Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

- 2. This Resolution shall become effective immediately upon its adoption.

PASSED, ADOPTED and BECOMES EFFECTIVE this 15th day of March, 2021.

ATTEST:

**FONTAINBLEAU LAKES
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 15, 2021**

A. CALL TO ORDER

District Manager Armando Silva called the February 15, 2021, Regular Board Meeting of the Fontainbleau Lakes Community Development District (the “District”) to order at 6:30 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 12, 2020, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairperson Timothy Toy and Supervisor Luis Gonzalez and Humberto Jovanovic 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 Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (via conference call).

D. DECLARE VACANCIES AND CONSIDER APPOINTMENTS – SEATS #1, #2 & #5

1. CONSIDER RESOLUTION NO. 2021-01 – DECLARING VACANCIES

Mr. Silva presented Resolution No. 2021-01, entitled:

RESOLUTION NO. 2021-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
DECLARING VACANCIES ON THE BOARD OF SUPERVISORS
PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND
PROVIDING AN EFFECTIVE DATE.**

Mr. Silva advised there had been no qualified electors that qualified for Seats #1, #2 & #5 during the qualifying period for the District election. As a result, it would be in order to declare vacancies in Seats #1, #2 and Seat #5. Pursuant to Section 190.006, *Florida Statutes*, incumbents (Holdover Board Members) will serve no longer than ninety (90) days (from November 17, 2020) or until an appointment to the vacancy has been made. A discussion ensued after which:

A **motion** was made by Mr. Gonzalez, seconded by Mr. Toy and unanimously passed approving and adopting Resolution No. 2021-01, declaring vacancies in Seats #1, #2 and Seat #5, effective February 15, 2021; and the Board shall appoint a qualified elector within ninety (90) days from November 17, 2020, to fill said vacancies.

2. APPOINTMENT OF OFFICERS TO VACANT SEATS

Mr. Silva stated that there was a vacancy on the District's Board of Supervisors (Seat 2) and asked if there were any interested persons that meet the qualifications and who would like to serve on the District Board. A discussion ensued after which:

A **motion** was made by Mr. Gonzalez, seconded by Mr. Jovanovic and unanimously passed appointing Timothy Toy to fill the vacancy of the unexpired 4-year term of office in Seat #2, which term of office shall expire in November 2024.

Mr. Silva then stated that there was a vacancy on the District's Board of Supervisors (Seat 5) and asked if there were any interested persons that meet the qualifications and who would like to serve on the District Board. A discussion ensued after which:

A **motion** was made by Mr. Toy, seconded by Mr. Gonzalez and unanimously passed appointing Edward Aparicio to fill the vacancy of the unexpired 4-year term of office in Seat #5, which term of office shall expire in November 2024.

3. ADMINISTER OATH OF OFFICE AND REVIEW

Mr. Silva, Notary Public in the State of Florida, administered the Oath of Office to Mr. Toy and reminded the newly appointed Board Member of his duties and responsibilities as a Board Member with emphasis on the Sunshine Law, Financial Disclosure (2020 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.

Since Mr. Aparicio was not present, the Oath of Office would be emailed to him.

E. ELECTION OF OFFICERS

1. CONSIDER RESOLUTION NO. 2021-02 – ELECTION OF OFFICERS

Mr. Silva presented Resolution No. 2021-02, entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
("DISTRICT") ELECTING THE OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

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 – Luis Gonzalez
- Vice Chairperson – Timothy Toy
- Secretary/Treasurer – Armando Silva

- Assistant Secretaries – Edward Aparicio, Humberto Jovanovic, Nancy Nguyen and Gloria Perez

A discussion ensued after which:

A **motion** was made by Mr. Toy, seconded by Mr. Gonzalez and unanimously passed to approve and adopt Resolution No. 2021-02, *electing* the officers as listed and stated above.

F. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

H. APPROVAL OF MINUTES

1. October 19, 2020, Regular Board Meeting

Mr. Silva presented the minutes of the October 19, 2020, Regular Board Meeting. There being no changes or corrections, a **motion** was made by Mr. Toy, seconded by Mr. Gonzalez and passed unanimously approving the minutes of the October 19, 2020, Regular Board Meeting, as presented.

I. OLD BUSINESS

1. Update Regarding Ingress/Egress Modification – NW 99th Court (Las Ramblas

Mr. Silva advised that Caltran Engineering had submitted Construction Plans to Miami-Dade County (the “County”) for approval, but they were denied, as the County Department of Regulatory and Economic Resources was now requesting that the Construction Plans include Landscape Plans as part of the submittal process. As a result, Mr. Silva contacted Arking Solutions who will assist with the creation of the Landscape Plans. The Landscape Plans were completed today and will be submitted to the County before the end of the week. More information regarding this topic will be presented at a future meeting.

2. Update Regarding Light Pole Relocation – NW 900 Block

Mr. Silva stated that the Light Pole Relocation Project was pending permit approval as part of the Ingress/Egress Modification Project outlined in agenda item I.1.

3. Discussion Regarding Additional Solar Lighting – Open-Space Tracts

Mr. Silva presented the following proposals from Arking Solutions for the installation of three (3) solar light poles which will be located throughout the northwesternmost portion of the Las Ramblas community.

- 3 Solar Lamps with precast poles:\$23,600
- 3 Solar Lamps with aluminum poles:\$25,900
- 3 Solar Lamps with fiberglass poles: \$26,700

Mr. Silva explained that aluminum and fiberglass poles would require a 4'x4'x4' footing due to the proximity to the lake banks and in order to maintain the stability. The cost of the footings increases the cost of the project, making the precast poles the most economical choice. A discussion ensued after which the Board consensus was to have the District Manager obtain another two (2) proposals for 3 solar lamps with precast poles. Mr. Silva acknowledged the request.

J. NEW BUSINESS

1. Consider Resolution No. 2021-03– Ratifying Actions Taken Pursuant to EO No. 20-69

Mr. Silva presented Resolution No. 2021-03, entitled:

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT RATIFYING AND APPROVING ACTIONS TAKEN BY THE BOARD OF SUPERVISORS AT MEETINGS HELD VIA MEDIA COMMUNICATIONS TECHNOLOGY PURSUANT TO EXECUTIVE ORDER NO. 20-69, AS AMENDED AND EXTENDED, AS A RESULT OF THE COVID-19 PANDEMIC

Mr. Silva read the title of the resolution into the record and provided an explanation. He also noted that the resolution ratifies and approves those actions taken by the District Board of Supervisors at its meeting(s) held via media communications technology. A discussion ensued after which:

A **motion** was made by Mr. Toy, seconded by Mr. Jovanovic and unanimously passed to approve and adopt Resolution No. 2021-03, *as presented*.

2. Consider Resolution No. 2021-04 – E-Verify Memorandum of Understanding

RESOLUTION NO. 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE DISTRICT MANAGER TO REGISTER THE DISTRICT WITH AND USE THE E-VERIFY SYSTEM PURSUANT TO THE REQUIREMENTS OF SECTION 448.095, FLORIDA STATUTES; AUTHORIZING EXECUTION OF THE E-VERIFY MEMORANDUM OF UNDERSTANDING FOR EMPLOYERS BETWEEN THE DISTRICT AND THE DEPARTMENT OF HOMELAND SECURITY (DHS); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Mr. Cochran explained that the Florida Legislature had recently enacted Section 448.095, Florida Statutes, which requires that all public employers, such as the District, verify employment eligibility using the United States Department of Homeland Security's E-Verify System. Mr. Silva explained that although the District does not have employees, the District is still required to register with the E-Verify System. He further explained that effective January 1, 2021, all District contractors would need to register with the E-Verify System as well in order to be eligible to conduct business for the District.

A **motion** was made by Mr. Toy, seconded by Mr. Gonzalez and unanimously passed to approve Resolution No. 2021-04 and further authorizing District Staff to register Fontainebleau Lakes Community Development District with the United States Department of Homeland Security's E-Verify System.

K. AUDIT SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

Mr. Silva recessed the Fontainebleau Lakes CDD Regular Board Meeting and simultaneously called to order a meeting of the Audit Committee at approximately 7:01 p.m. The purpose of the Audit Committee meeting is to rank and recommend, in order of preference, no fewer than three (3) audit firms to perform the required auditing services for three (3) fiscal years commencing with the 2019/2020 audit and to include a 2-year renewal option.

The District Manager ("DM"), who was previously appointed to the Audit Committee, explained that only one (1) audit firm had responded to the legal advertisement requesting proposals to perform annual audits for fiscal years ending 9/30/2020, 9/30/2021, 9/30/2022 and to include a 2-year renewal option for fiscal years 9/30/2023 and 9/30/2024. Consequently, the DM asked the Audit Committee to waive the three (3) audit proposer rule and also rank the firm of Grau & Associates #1, the only qualified and responsible firm. A discussion ensued after which:

A **motion** was made by Mr. Toy, seconded by Mr. Gonzalez and unanimously passed to waive the three (3) audit proposer rule and to rank the firm of Grau & Associates deemed to be most qualified to perform the auditing services (current audit firm) as #1.

There being no further Audit Committee business to conduct, Mr. Silva adjourned the Audit Committee Meeting and simultaneously reconvened the Regular Board Meeting at approximately 7:04 p.m. A discussion ensued after which:

A **motion** was made by Mr. Gonzalez, seconded by Mr. Toy and unanimously passed authorizing the District Manager to engage the firm of Grau & Associates, a qualified and responsible auditing firm proposer (current auditor), to perform audits for the three (3) fiscal years 2020, 2021 and 2022; and the fees for the fiscal years will be \$3,000, \$3,100 and \$3,200, respectively; and to provide in the engagement a 2-year renewal option for the fiscal years 2023 and 2024; and the fees for the option years, subject to fee adjustments for inflation, will be \$3,300 and \$3,400, respectively.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Budget Workshop for Fiscal Year 2021/2022

a. Consider Addition of Security Services Line Item (Las Villas Request)

Mr. Silva presented a copy of the current fiscal year 2020/2021 budget and asked the Board if there were any specific items that they would like to see added, which will be presented at the next board meeting. Mr. Silva advised that the Las Sevillas Homeowners' Association had requested to transfer the cost of security services to the District in an effort to save on the cost of security services due to the District's tax exempt status. For clarification, Mr. Silva stated that the security services currently provided by the Las Sevillas HOA cover the District owned rights-of-way. He also stated that this would result in an increase in the annual non-ad valorem assessments for single family homes and townhomes. In return, the Las Ramblas HOA would remove the amount associated with security services from their budget and lower the resident association fees. A discussion ensued after which the Board stated that they would consider the Las Sevillas HOA request.

M. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member or Staff closing comments.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Toy, seconded by Mr. Gonzalez and passed unanimously to adjourn the Regular Board Meeting at 7:20 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Fontainbleau Lakes Community Development District ("District") has established a District checking/operating account in order for the District to expend public funds of the District as authorized and required; and

WHEREAS, the Board of Supervisors (the "Board") of the District shall designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account;

WHEREAS, the Board of the District has selected Todd Wodraska, Jason Pierman, Patricia LasCasas, Nancy Nguyen, Armando Silva and _____ to serve as the signatories, as required, on the District checking/operating account; and

WHEREAS, all resolutions or parts thereof of the District in conflict with the provisions contained herein are to the extent of any such conflict, hereby superseded and repealed.

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

Section 1. The above recitals are hereby adopted.

Section 2. Each expenditure from the checking/operating account will require a minimum of two (2) approvals and a designated member of the Board, by an electronic approval procedure, will have an opportunity to review the District's expenditure(s) prior to release of payment(s).

Section 3. When necessary to write checks, the signatures of two (2) of the designated signatories named herein will be required on all District checks tendered from the District checking/operating account, as approved.

PASSED, ADOPTED and becomes EFFECTIVE this 15th day of March, 2021.

ATTEST:

**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson