



**FONTAINBLEAU LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
OCTOBER 17, 2022  
6:30 P.M.**

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

[www.fontainbleaulakescdd.org](http://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 10<sup>th</sup> Terrace  
Miami, Florida 33172  
**REGULAR BOARD MEETING**  
October 17, 2022  
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 19, 2022 Regular Board Meeting Minutes.....Page 2
- G. Old Business
  - 1. Update Regarding Restrictive Covenant – Greenspace Area in Southwest Quadrant of CDD
  - 2. Update Regarding Potential Addition of Gate Door – Las Sevilas (SE Corner – Ruben Dario Park)
- H. New Business
  - 1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2021/2022 Amended Budget.....Page 5
- I. Administrative & Operational Matter
- J. Board Members & Staff Closing Comments
- K. Adjourn

## Miscellaneous Notices



Published in Miami Daily Business Review on October 7, 2022

### Location

Miami-Dade County,

### Notice Text

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 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 17, 2022

November 21, 2022

February 20, 2023

March 20 2023

April 17, 2023

May 15, 2023

June 19, 2023

September 18, 2023

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](http://www.fontainbleaulakescdd.org)

10/7 22-73/0000623301M

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
SEPTEMBER 19, 2022**

**A. CALL TO ORDER**

District Manager Armando Silva called the September 19, 2022, Regular Board Meeting of the Fontainebleau Lakes Community Development District (the “District”) to order at 6:30 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10<sup>th</sup> 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 6, 2021, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of Chairperson Luis Gonzalez, Vice-Chairperson Timothy Toy and Supervisors Edward Aparicio, Humberto Jovanovic and Mayra De Torres 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.

Others in attendance were: Nathaly Triana (Administrative Assistant – CAM Brokerage & Management Services, LLC.); J. Leonardo Bobadilla, Miami, FL; Oscar Galvez, Miami, FL;; Alfred Pena, Miami, FL; Miguel Garcia, Miami, FL; Jenry Henriquez, Miami, FL; Victor Villaverde, Miami, FL; Alfonso Solares, Miami, FL; Jose Almanza, Miami, FL.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

Mr. Silva informed the Board that the District will be installing signs with QR codes in the open-space tracts which will direct the public to the District website.

**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. September 19, 2022, Regular Board Meeting & Public Hearing**

Mr. Silva presented the minutes of the September 19, 2022, Regular Board Meeting & Public Hearing. A **motion** was made by Mr. Gonzalez, seconded by Mr. Toy and passed unanimously approving the minutes of the September 19, 2022, Regular Board Meeting & Public Hearing, as amended; thus deleting the name “Gregory George” from agenda item C, paragraph 2.

*Note: At approximately 6:57 p.m., Mr. Silva recessed the Regular Meeting and simultaneously opened the Public Hearing.*

**G. OLD BUSINESS**

## **1. Update Regarding Restrictive Covenant – Greenspace Area in Southwest Quadrant of CDD**

Mr. Silva stated that he will be following up with Mr. Frank Silva (Attorney with Shoma Homes) regarding the status of the Declaration of Restrictive Covenants that was submitted for recording. He also stated that he will begin inquiring regarding the cost of filling in the open soil sampling holes within the District (SW Quadrant – Las Sevillas).

## **2. Update Regarding Potential Addition of Overflow Parking**

Mr. Silva stated that a survey had been mailed to the residents of Las Ramblas regarding the potential installation of overflow parking in the triangular grassed area (Tract N) located the first block north of the main entrance of Las Ramblas located along NW 97<sup>th</sup> Court and NW 8<sup>th</sup> Street. The survey results yielded a majority of the residents disagreeing to the idea.

Ms. De Torres suggested that overflow parking be added to different areas within Las Ramblas by adding a couple of spots to areas where there is already overflow parking. An exhibit was circulated to show a depiction of the areas Ms. De Torres was referring to. A discussion ensued after which the board directed Mr. Silva to start inquiring regarding the permitting requirements for the additional parking areas.

## **H. NEW BUSINESS**

### **1. Discussion Regarding Potential Addition of a Gate Door – Las Sevillas (Se Corner – Ruben Dario Park)**

Mr. Aparicio informed the board that he recently met with Miami-Dade County (“County”) Parks, Recreation and Open Spaces (“PROS”) to discuss a connection with Las Sevillas and the Ruben Dario Park. He stated that the PROS were very supportive of the idea and offered some elements to consider if the District chose to proceed with this proposal. Some points to consider:

- 1) PROS has no problem with the District controlling the gate so that only the residents of the District may use the gate via Keys, Key fobs, or other codes.
- 2) PROS has intentions to improve the park, including a completely new playground, in the near future.
- 3) The Path being considered is illuminated at night.
- 4) The only thing they ask if we implement a gate is to make sure to include a sidewalk/paved path within Ruben Dario that connects the gate to the existing path (a distance of 15 ft.) to allow people of all ages and abilities to access the park from our District.
- 5) Funding is very limited for Park improvements right now and any improvements we wish to do within Ruden Dario will most likely need to be funded through the District or we wait potentially years for our proposed improvements to be prioritized in the County Work Program and receive funding.
- 6) We also proposed an additional stretch of sidewalk to make a complete connection from the Las Sevillas community to the shopping center through the park which PROS said would be very beneficial but the chances of this being financially feasible for us is much more in doubt.

A discussion ensued after which the District board directed Mr. Scott Cochran to look into the possibility of the District financing a project of this type. More information regarding the topic will be presented at the next meeting.

**I. ADMINISTRATIVE & OPERATIONAL MATTERS**

There were no Administrative and Operational Matters.

**J. BOARD MEMBER & 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. Toy, seconded by Ms. De Torres and passed unanimously to adjourn the Regular Board Meeting at 7:36 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

**RESOLUTION NO. 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 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 2021/2022 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 17<sup>th</sup> day of October, 2022.

**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 2021/2022  
October 1, 2021 - September 30, 2022**



# 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 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
<b>REVENUES</b>			
Administrative Assessments	87,455	89,362	89,362
Maintenance Assessments	352,925	352,926	352,926
Debt Assessments	463,915	463,916	463,916
Other Revenues	0	2,900	2,900
Interest Income	720	55	53
<b>TOTAL REVENUES</b>	<b>\$ 905,015</b>	<b>\$ 909,159</b>	<b>\$ 909,157</b>
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE ASSESSMENTS</b>			
Supervisor Fees	3,000	2,100	2,100
Payroll Taxes (Employer)	230	161	161
Management	29,148	29,148	29,148
Secretarial & Field Operations	6,300	6,300	6,300
Legal	12,500	14,000	12,934
Assessment Roll	10,000	10,000	10,000
Audit Fees	3,100	3,100	3,100
Arbitrage Rebate Fee	650	650	650
Insurance	8,100	7,621	7,621
Legal Advertisements	800	800	361
Miscellaneous	2,200	2,500	2,113
Postage	600	470	452
Office Supplies	825	700	653
Dues & Subscriptions	175	175	175
Trustee Fee	3,200	3,249	3,249
Continuing Disclosure Fee	350	350	350
Website Management	1,750	1,750	1,750
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 82,928</b>	<b>\$ 83,074</b>	<b>\$ 81,117</b>
<b>MAINTENANCE EXPENDITURES</b>			
Engineering/Annual Report/Inspections	4,000	3,500	2,902
Lake Tract Aquatic Maintenance (Includes Parcel 1)	14,000	14,000	11,674
Landscaping Service/Pest Control/Fertilizer	90,000	93,000	89,710
Mulch (Tree Rings & Shrubbery Beds)	9,000	6,500	5,808
Irrigation Systems Maintenance (North & South)	10,000	6,000	5,896
Tree & Shrubbery Replacement (North & South)	12,000	36,000	35,475
Community Lighting Upkeep (North & South)	24,000	132,000	117,150
FP&L - Power - Street Lighting (North & South)	31,000	17,500	15,830
FP&L - Power - Irrigation Pump Stations (North & South)	3,000	1,500	1,107
FP&L - Power - Lift Stations (North & South)	5,000	4,000	3,355
Park Maintenance - Upkeep	6,000	6,000	4,293
Roadways & Street Maintenance (North & South)	9,000	36,000	35,642
Fountain Maintenance (Tract A)	3,000	1,500	1,352
Miscellaneous Electrical Improvements (North & South)	1,500	500	0
Entrance/Exit Gate Maintenance/Repairs (North & South)	4,000	24,000	23,545
Open Space Misc MTE - Tracts P,Q,W,X,Y,Z	4,000	1,500	1,045
Hurricane Preparedness/Miscellaneous	20,000	5,000	0
Lift Station Maintenance (North & South)	25,000	23,000	19,965
Miscellaneous Improvements (North & South)	32,000	45,000	42,823
Dumpster Rental	1,000	0	0
Maintenance Contingency	24,250	30,000	29,318
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 331,750</b>	<b>\$ 486,500</b>	<b>\$ 446,890</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 414,678</b>	<b>\$ 569,574</b>	<b>\$ 528,007</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 490,337</b>	<b>\$ 339,585</b>	<b>\$ 381,150</b>
<b>BOND PAYMENTS</b>	<b>(436,080)</b>	<b>(443,545)</b>	<b>(443,545)</b>
<b>BALANCE</b>	<b>\$ 54,257</b>	<b>\$ (103,960)</b>	<b>\$ (62,395)</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(18,085)	(8,751)	(8,751)
DISCOUNTS FOR EARLY PAYMENTS	(36,172)	(30,097)	(30,997)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (142,808)</b>	<b>\$ (102,143)</b>
<b>CARRYOVER FROM PRIOR YEAR</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (142,808)</b>	<b>\$ (102,143)</b>

Note: Community Lighting Includes Solar Light Project

FUND BALANCE AS OF 9/30/21	\$443,584
FY 2021/2022 ACTIVITY	(\$142,808)
FUND BALANCE AS OF 9/30/22	\$300,776

**AMENDED FINAL BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	<b>FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22</b>	<b>AMENDED FINAL BUDGET 10/1/21 - 9/30/22</b>	<b>YEAR TO DATE ACTUAL 10/1/21 - 9/29/22</b>
<b>REVENUES</b>			
Interest Income	25	1,520	1,508
NAV Tax Collection	436,080	443,545	443,545
<b>Total Revenues</b>	<b>\$ 436,105</b>	<b>\$ 445,065</b>	<b>\$ 445,053</b>
<b>EXPENDITURES</b>			
Principal Payments	235,000	235,000	235,000
Interest Payments	197,081	200,019	200,019
Bond Redemption	4,024	0	0
<b>Total Expenditures</b>	<b>\$ 436,105</b>	<b>\$ 435,019</b>	<b>\$ 435,019</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 10,046</b>	<b>\$ 10,034</b>

FUND BALANCE AS OF 9/30/21	\$519,135
FY 2021/2022 ACTIVITY	\$10,046
FUND BALANCE AS OF 9/30/22	\$529,181

**Notes**

Bond Reserve Fund Balance = \$229,647\*. Bond Revenue Fund Balance = \$299,534\*.  
Revenue Fund Balance To Be Used To Make 11/1/22 Interest Payment Of \$97,072.

\* 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 9/30/22 = \$5,100,000