



**FONTAINBLEAU LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
SPECIAL BOARD MEETING  
JUNE 13, 2023  
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  
**SPECIAL BOARD MEETING**  
June 13, 2023  
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. May 25, 2023 Special Board Meeting Minutes.....Page 2
- G. Old Business
  - 1. Discussion Regarding RFID Reader v. Barcode Reader (Las Ramblas).....Page 4
  - 2. Discussion Regarding Perimeter Fence (Las Ramblas).....Page 7
- H. New Business
  - 1. Discussion Regarding Modification of Declaration of Restrictions – Shoma Homes.....Page 9
  - 2. Consider Resolution No. 2023-02 – Adopting Fiscal Year 2023/2024 Proposed Budget.....Page 23
  - 3. Consider Resolution No. 2023-03 – Adopting a Records Retention Policy.....Page 32
- I. Administrative & Operational Matter
  - 1. Financial Report.....Page 36
  - 2. Reminder: Statement of Financial Interest – Form 1
- J. Board Members & Staff Closing Comments
- K. Adjourn

## MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared JEFF FRIED, who on oath says that he or she is the VP PUBLIC NOTICE OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of 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 - SPECIAL BOARD MEETING - JUN. 13, 2023

in the XXXX Court,  
was published in a newspaper by print in the issues of Miami  
Daily Business Review f/k/a Miami Review on

06/05/2023

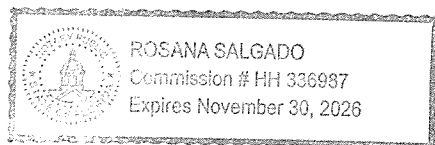
Affiant further says that the newspaper complies with all  
legal requirements for publication in chapter 50, Florida  
Statutes.



Sworn to and subscribed before me this  
5 day of JUNE, A.D. 2023



(SEAL)  
JEFF FRIED personally known to me



### NOTICE OF SPECIAL BOARD MEETING OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Fontainebleau Lakes Community Development District (the "District") will hold a Special Board Meeting on June 13, 2023, at 6:30 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172. The purpose of the Special Board Meeting is for the Board to discuss the Modification of Declaration of Restrictions provided by Shoma Homes and any District business which may lawfully and properly come before the Board.

A copy of the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or [asilva@sdsinc.org](mailto:asilva@sdsinc.org) (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Fontainebleau Lakes Community Development District

[www.fontainebleaulakescdd.org](http://www.fontainebleaulakescdd.org)

6/5

23-40/0000666412M

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
MAY 25, 2023**

**A. CALL TO ORDER**

District Manager Armando Silva called the May 25, 2023, Regular Board Meeting of the Fontainbleau Lakes Community Development District (the “District”) to order at 6:34 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 May 18, 2023, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of Chairperson Edward Aparicio, Vice Chairman Timothy Toy and Supervisors Humberto Jovanovic (via conference call), Miguel Garcia, 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: Oscar Galvez, Miami, FL; Arno Lemus, Miami, FL; Lisett Fernandez, Alex Zust and Felix Murillo of CAM Brokerage & Management Services, LLC, Miami, FL; Maria Vollmer, Miami, FL; Nima Nekole, Miami, FL; Edith Rodriguez, Miami, FL; Violeta Rosas, Miami, FL; Diego Rodriguez, Miami, FL; Natasha Casanovas, Miami, FL.

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

There were no additions or deletions 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. May 15, 2023, Regular Board Meeting**

This item was tabled as the minutes are not yet available.

**G. OLD BUSINESS**

There was no old business to discuss at the moment.

**H. NEW BUSINESS**

**1. Discussion Regarding Modification of Declaration of Restrictions – Shoma Homes**



Mr. Silva informed those in attendance that pursuant to the previous Board meeting, the District Manager was tasked with contacting Shoma Homes in an effort to request \$1,000,000 for District improvements in exchange for the District approval of the Modification of Declaration of Restriction. (“Declaration”) Mr. Silva stated that Shoma Homes did not accept the \$1,000,000 demand and was only willing to provide \$350,000. A discussion ensued after which the Board and residents in attendance were requesting more information regarding the Declaration as they want to know what repercussions this Declaration would have on the Fontainebleau community, if approved. The Board also wants to understand the power that the District has in this matter and if they are truly the entity that needs to partake in the execution of this Declaration. Mr. Garcia also requested that Mr. Silva look into the possibility of selling excess District land as a form of freeing the District of certain maintenance responsibilities and crating extra revenue for future projects. Another discussion ensued after which;

A **motion** was made by Ms. De Torres, seconded by Mr. Toy and unanimously passed approving an amount not to exceed \$25,000 for the engagement of a Land Use/Zoning Attorney for the purpose of analyzing the Modification of Declaration of Restrictions on behalf of the District; and thus allows the District to meet with Miami-Dade County Zoning Department to discuss this Declaration and how it impacts the District (along with other questions).

## **2. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Proposed Budget**

This item was tabled.

### **I. ADMINISTRATIVE & OPERATIONAL MATTERS**

#### **1. Staff Report, as Required**

There was not staff report at this time.

### **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 Ms. De Torres, seconded by Mr. Toy and passed unanimously to adjourn the Regular Board Meeting at 8:10 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



Alex Reutlinger

Cell (305) 450 8818

631 E 44th st

Hialeah FL 33013

Entertainment, Inc.

e-mail: [war\\_entertainment@yahoo.com](mailto:war_entertainment@yahoo.com)

Attention:	Pablo Jerez	Project: Security System
Title:	Special District Services	Project: CCTV
	Community Development District	P.O. Number:
Address:	2501 A Burns Rd	Invoice Number: W39529
	Palm Beach Gardens, FL 33410	Term: 30 days
Date:	Apr 4, 2023 1:00 AM	<----- pending

# LAS RAMBLAS DECAL READER SYSTEM

***** MATERIALS *****	QUANTITY	UNIT PRICE	COST
U2000 RFID access control machines which integrate functions of UHF readers and controllers.	1	750.00	750.00
UHF Stick Label Tags	100	5.00	500.00
	0	0.00	0.00
Hardware	1	160.00	160.00
	0	0.00	0.00
	0	0.00	0.00
Labor Company rate 85 x H (min 3 hour) \$ 255.00	8	85.00	680.00
		Subtotal	\$2,090.00
ADJUSTMENT EXEMPTION TAX FOR CDD		0.00%	\$0.00
		TOTAL	\$2,090.00

\*\*\* DEPOSIT MUST BE 50 % OF THE TOTAL AMOUNT \*\*\* THE OTHER 50% WILL BE DUE WHEN JOB IS DONE.

NOTE: Contractor agrees to perform the work and use the materials in accordance with the descriptions within this contract. Any alteration(s) from the above specifications and/or materials will be executed only upon written change and will be added to contract; total charges will be the revised total of the contract, for Internet or Smart Phone Monitoring. One Years Warranty, ONLY covers equipments malfunction from factory Damage under fire, heavy impact, vandalism or extreme weather conditions avoid warranty

Alex Reutlinger

Las Ramblas

Fantasy Gates, INC.  
12929 SW 133RD COURT  
MIAMI, FL 33186 US  
+1 7862428840  
info@fantasygatesinc.com



## Estimate

### ADDRESS

Fontainbleau Lakes CDD  
10012 NW 7 ST  
Miami, FL 33172

ESTIMATE # 4110

DATE 05/24/2023

EXPIRATION DATE 06/23/2023

QTY	DESCRIPTION
-----	-------------

1	Reported as: Customer would like to install a RFID reader at the front gate for the Residents
1	
1	TEC1A 2 LINE DISPLAY HANDSFREE 125 PREMIUM, INCLUDES 2 DOOR READER PORT ,NIC (NETWORK CARD) ,MOD ,CLOCK ,SERIAL, MUI
1	Long Range Reader. (RFID Reader)
1	LR2000/3000 Mounting Bracket
1	3x3 post for mounting the RDID Reader
75	(Wires, Pipes, Junction boxes (Outdoor rated)) All items as needed.
300	Tags, windshield For LR-2000, LR2200, and LR-3000 Readers MOQ=50
18	Labor - Installation
Note: The current callbox is to old to use RFID reader. The factory only services unit that are less than 10 years old. Your current unit is from 2012	

Please be advised that work will not be scheduled till deposit is received as well as a signed document.

TOTAL

**\$13,337.68**

DEPOSIT REQUIRED for ALL jobs over \$1000 unless noted above.  
Payment schedule to be sent once job is approved.

All items installed are Property of Fantasy Gates until paid in full but not covered by Acts of God, Damage caused by vehicles, Abuse or Criminal mischief.

Change order will be submitted if additional repairs outside of scope of work are required.

Fantasy Gates, INC.  
12929 SW 133RD COURT  
MIAMI, FL 33186 US  
+1 7862428840  
info@fantasygatesinc.com



## Estimate

### ADDRESS

Las Sevilas  
10012 NW 7 ST  
Miami, FL 33172

ESTIMATE # 4079

DATE 04/20/2023

EXPIRATION DATE 05/19/2023

### QTY DESCRIPTION

Reported as: Customer would like to install barcode reader for the Residents

- 1 BA440 DualBeam Barcode Reader, 24Vdc, Post Mount bracket with Gorilla Glass and Wiegand Verifier
  - 1 BA440 Mounting Post
  - 1 BA440 High Endurance Output Module with Verifier #
  - 1 BA440 External Power Supply, 115VAC In 24VDC Out
  - 1 Poured Concrete pad for Gate Operator (2x2x2) No old concrete pad at site
  - 500 Decal, BAI-BC3 Standard Decal rated 25mph, BFC
  - 50 (Wires, Pipes, Junction boxes (Outdoor rated) Grounding rods) All items as needed.
  - 15 Labor - Installation
- All items installed have a (two year) Limited warranty on parts & (12) Twelve months on labor. Acts of God, Damage caused by vehicles, vandalism or Criminal mischief not covered in warranty of items

Please be advised that work will not be scheduled till deposit is received as well as a signed document.

TOTAL

**\$15,575.64**

DEPOSIT REQUIRED for ALL jobs over \$1000 unless noted above.  
Payment schedule to be sent once job is approved.

All items installed are Property of Fantasy Gates until paid in full but not covered by Acts of God, Damage caused by vehicles, Abuse or Criminal mischief.

Change order will be submitted if additional repairs outside of scope of work are required.

Accepted By

Accepted Date

Thank you for your business!



## STANDARD OPEN ALUMINUM FENCE

(NO SOLID BACKING ALLOWED)

ADDRESS: \_\_\_\_\_

FENCE HEIGHT: \_\_\_\_\_ FT FENCE LENGTH: \_\_\_\_\_ FT DATE: \_\_\_\_\_

### \*\*\*\*\* IMPORTANT FOR USE AS A POOL BARRIER \*\*\*\*\*

Outdoor swimming pools shall be provided with a barrier complying with Florida Building Code Sections 454.2.17.1.1 through 454.2.17.1.14.

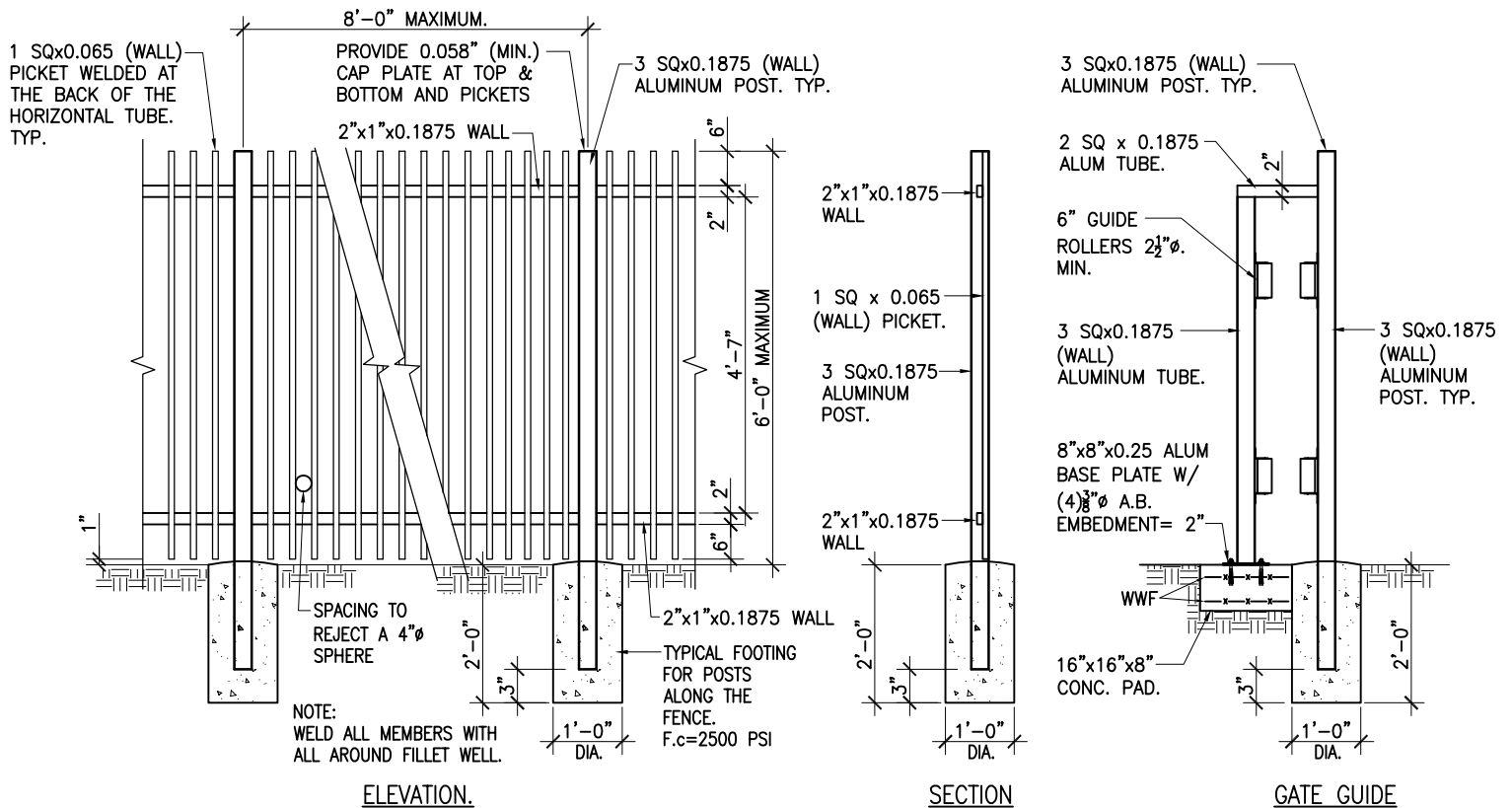
Access gates shall be equipped with a self-closing self-latching locking device located no less than 54 inches from the bottom of the gate. The device release mechanism shall be located on the pool side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap. Gates that provide access to the swimming pool must open outward away from the pool.

The top of the barrier shall be at least 48 inches above grade measured on the side of the barrier which faces away from the swimming pool.

The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches measured on the side of the barrier which faces away from the swimming pool.

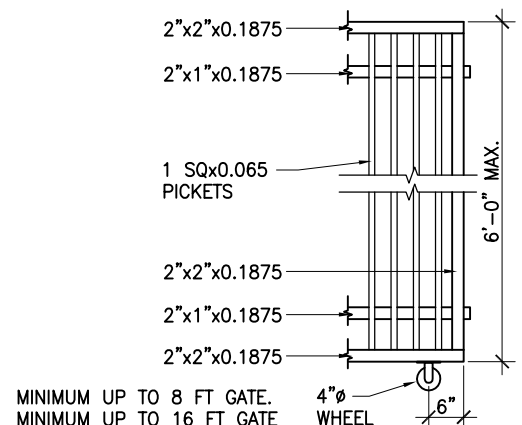
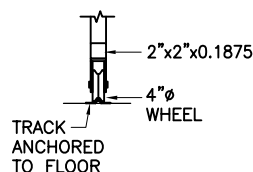
Openings in the barrier shall not allow passage of a 4-inch diameter sphere.

CODE: FBC 2020, 7th EDITION

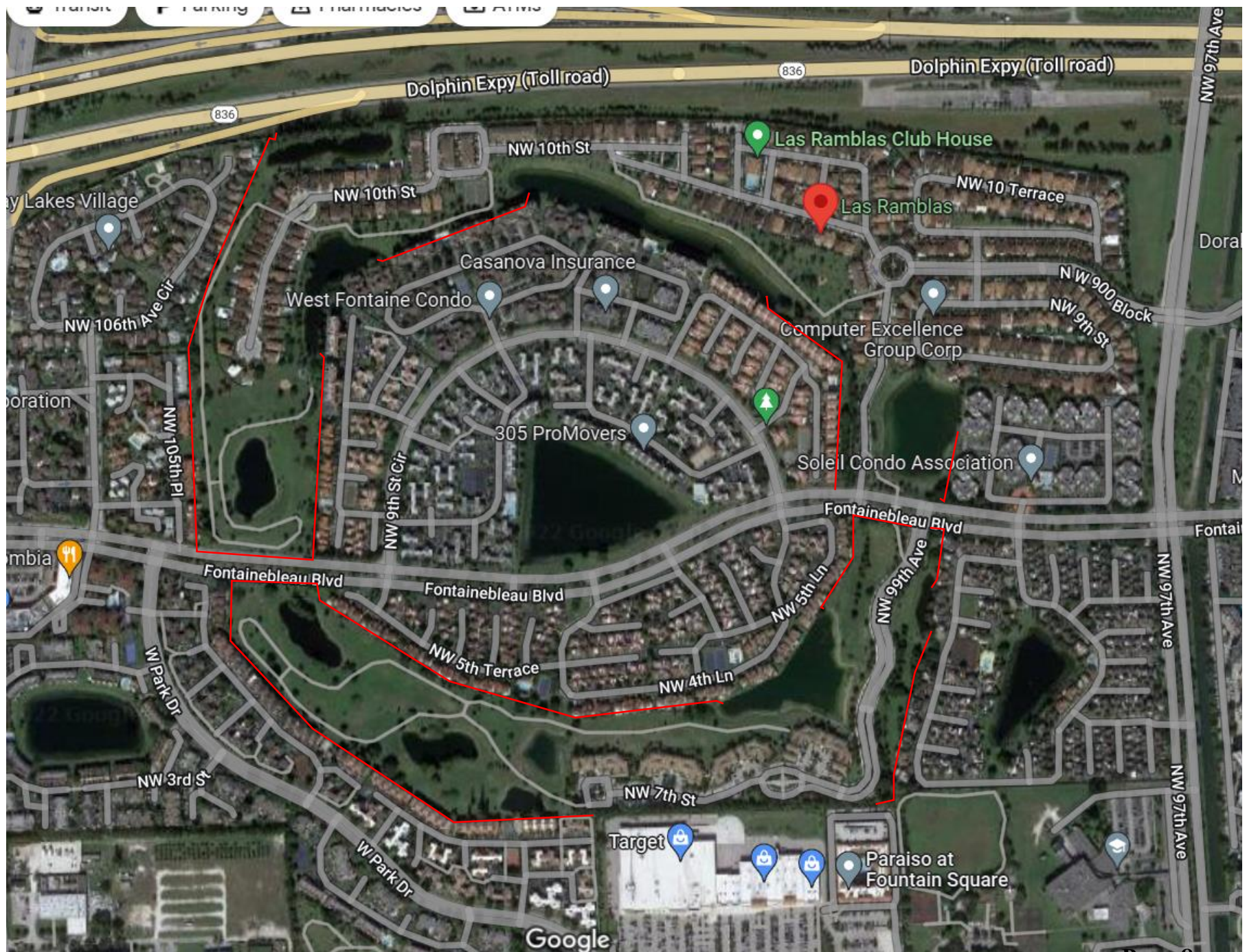


#### NOTES:

1. ALUMINUM MEMBERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PROTECTED AS PER ADMI-2015. (ALUMINUM DESIGN MANUAL AND SPECIFICATIONS). M-7 THRU M7.3.
2. THIS DETAIL DOES NOT COVER ELECTRICAL AND ZONING REQUIREMENTS.
3. MEMBER SIZES ARE MINIMUM VALUES.







This instrument was prepared by or  
under the supervision of:

Name: William W. Riley, Esq.  
Address: The Riley Law Firm  
16343 SW 256 Street  
Homestead, Florida  
33031

(Space reserved for Clerk of

---

**MODIFICATION OF DECLARATION OF RESTRICTIONS RECORDED AT  
OFFICIAL RECORDS BOOK 23413, PAGE 1136 AND OFFICIAL RECORDS  
BOOK 26955, PAGE 0908 AND OFFICIAL RECORDS BOOK 29816, PAGE 3447  
(COLLECTIVELY THE "RECORDED DECLARATIONS")**

WHEREAS, the undersigned Fontainebleau Lakes, LLC, a Florida limited liability company, Fontainebleau Lakes CDD, a community development district, 901 NW 97 Miami Owner, LLC, a Delaware limited liability company, and 1062 NW 87 Miami Owner, LLC, a Delaware limited liability company (hereinafter collectively referred to as the "Owner") hold the fee simple title to the lands in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property", which is supported by the Opinion of Title; and

WHEREAS, Fontainebleau Lakes, LLC, filed an application designated as "Application No. 3" of the April 2004 Miami-Dade County Comprehensive Development Master Plan ("CDMP") Amendment Cycle to amend the CDMP Future Land Use Plan Map ("LUP") for the properties described therein, inclusive of the Property (the "First Application"); and

WHEREAS, a Declaration of Restrictions was recorded in the Public Records of Miami-Dade County in Official Records Book 23413, at Page 1136, in connection with the First Application, which placed certain restrictions on the lands made subject thereto (the "2004 Declaration"); and

WHEREAS, Fontainebleau Lakes, LLC, filed an application designated as "Application No. 8" of the April 2008 CDMP Amendment Cycle to, among other things, delete from the 2004 Declaration certain properties described therein (the "Second Application"); and

WHEREAS, a First Modification of the Declaration was recorded in the Public Records of Miami-Dade County in Official Records Book 26955, at Page 0908, in connection with the Second Application; and

WHEREAS, Keep Bleau Green Committee, Inc. filed an application designated as "Application No. 7" of the November 2014 CDMP Amendment Cycle to, among other

things, amend the CDMP LUP map for portions of properties described in the Declaration (the "Third Application"); and

WHEREAS, a Second Modification of the Declaration was recorded in the Public Records of Miami-Dade County in Official Records Book 29816, at Page 3447, connection with the Third Application; and

WHEREAS, the Owner has applied for an amendment to the CDMP LUP in the October 2022 Cycle and said amendment is identified as Application No. CDMP20220016 (the "Application"); and

WHEREAS the Application seeks to re-designate that portion of the Property legally described in Exhibit "B" from "Parks and Recreation" to "Medium Density Residential" on the CDMP LUP map.

NOW, THEREFORE, in order to assure the Miami-Dade County that the representations made by the owner during consideration of the Application will be abided by, the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- A. Paragraph 1 of the 2004 Declaration, as modified, shall be deleted in its entirety.
- B. Paragraphs 2 and 7 of the 2004 Declaration, as modified, shall now read:
  - (2) **Number of Units.** Notwithstanding the density and number of residential units that may be permitted by the land use designation sought by the Owner, development of the Property as described in the Declaration, as amended, shall not exceed a total of one thousand one hundred ninety-nine (1,199) residential dwelling units and a maximum of three hundred seventy-five (375) residential dwelling units on Tract C of Fontainebleau East as recorded in Plat Book 168, Page 26, of the Public Records of Miami-Dade County, Florida.
  - (7) **Modification, Amendment, Release.** This Declaration of Restrictions may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then owner(s) of the property, including joinders of all mortgagees, provided that the same is also approved by the Board of County



Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Declaration of Restrictions, such modification or deletion shall not be effective until approved by the Board of County Commissioners, in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

- C. **Roadway Improvement Program:** Fontainebleau Lakes, LLC shall use commercially reasonable efforts to obtain all necessary construction permits from Miami-Dade County for the following roadway improvements.

- i. An improvement to the existing eastbound left-turn extension at the intersection of Fontainebleau Boulevard and NW 97<sup>th</sup> Avenue to include a 50± foot taper and 300± feet of storage; and
- ii. The creation of a four-leg intersection at Fontainebleau Boulevard, lying west of the community center for Keep Bleau Green Committee, Inc. located at 8905 Fontainebleau Boulevard, that provides east-west and north-south vehicular connectivity.

The applications to permit the foregoing roadway improvements shall be in substantial conformity with the conceptual plan entitled "Fontainebleau East Roadway Improvements," prepared by Pascual Perez Kiliddjian & Associates, signed and sealed the \_\_\_\_ day of \_\_\_\_\_, 2023 as attached hereto as Exhibit "C" (hereinafter referred to as the "Planned Roadway Improvements"). Provided that the Planned Roadway Improvements are approved by Miami-Dade County, the same shall be fully funded and constructed on behalf of Fontainebleau Lakes, LLC, which shall post a performance bond or other instrument approved by Miami-Dade County guaranteeing the Planned Roadway Improvements prior to the issuance of a certificate of occupancy for the increased density described herein.

- D. **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.
- E. **Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.
- F. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to

recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

- G. **County Inspections.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.
- H. **Authorization for Miami-Dade County (or successor municipality) to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.
- I. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.
- J. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.
- K. **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.
- L. **Recordation and Effective Date.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this

Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

- M. **Acceptance of Declaration.** The Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.
- N. **Owner.** The term Owner shall include all heirs, assigns, and successors in interest.

**EXECUTION PAGES FOLLOW**

IN WITNESS WHEREOF, we have hereunto set our hands and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

WITNESSES:

Sign: \_\_\_\_\_ **FONTAINBLEAU LAKES, LLC.**

Print: \_\_\_\_\_ a Florida limited liability company.

BY: \_\_\_\_\_

Sign: \_\_\_\_\_

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Address: \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of Fontainbleau Lakes, LLC, a Florida limited liability company, on behalf of the corporation. He is personally known to or has produced \_\_\_\_\_ as identification and did take an oath.

NOTARY PUBLIC:

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

State of Florida at Large (Seal)  
My Commission Expires

IN WITNESS WHEREOF, we have hereunto set our hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2023.

WITNESSES:

Sign: \_\_\_\_\_ **Fontainebleau Lakes CDD**  
Print: \_\_\_\_\_ a community development district.

BY: \_\_\_\_\_

Sign: \_\_\_\_\_ Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

Address: \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of Fontainebleau Lakes CDD, a community development district, on behalf of the corporation. He is personally known to or has produced \_\_\_\_\_ as identification and did take an oath.

NOTARY PUBLIC:

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

State of Florida at Large (Seal)  
My Commission Expires

IN WITNESS WHEREOF, we have hereunto set our hands and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

WITNESSES:

Sign: \_\_\_\_\_ **901 NW 97 MIAMI OWNER, LLC**  
Print: \_\_\_\_\_ a Delaware limited liability company.

BY: \_\_\_\_\_

Sign: \_\_\_\_\_ Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

Address: \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of 901 NW 97 Miami Owner, LLC, a Delaware limited liability company, on behalf of the corporation. He is personally known to or has produced \_\_\_\_\_ as identification and did take an oath.

NOTARY PUBLIC:

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

State of Florida at Large (Seal)  
My Commission Expires

IN WITNESS WHEREOF, we have hereunto set our hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2023.

WITNESSES:

Sign: \_\_\_\_\_ **1062 NW 87 MIAMI OWNER, LLC**  
Print: \_\_\_\_\_ a Delaware limited liability company.

BY: \_\_\_\_\_

Sign: \_\_\_\_\_ Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

Address: \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of 1062 NW 87 Miami Owner, LLC, a Delaware limited liability company, on behalf of the corporation. He is personally known to or has produced \_\_\_\_\_ as identification and did take an oath.

NOTARY PUBLIC:

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

State of Florida at Large (Seal)  
My Commission Expires



## EXHIBIT "A"

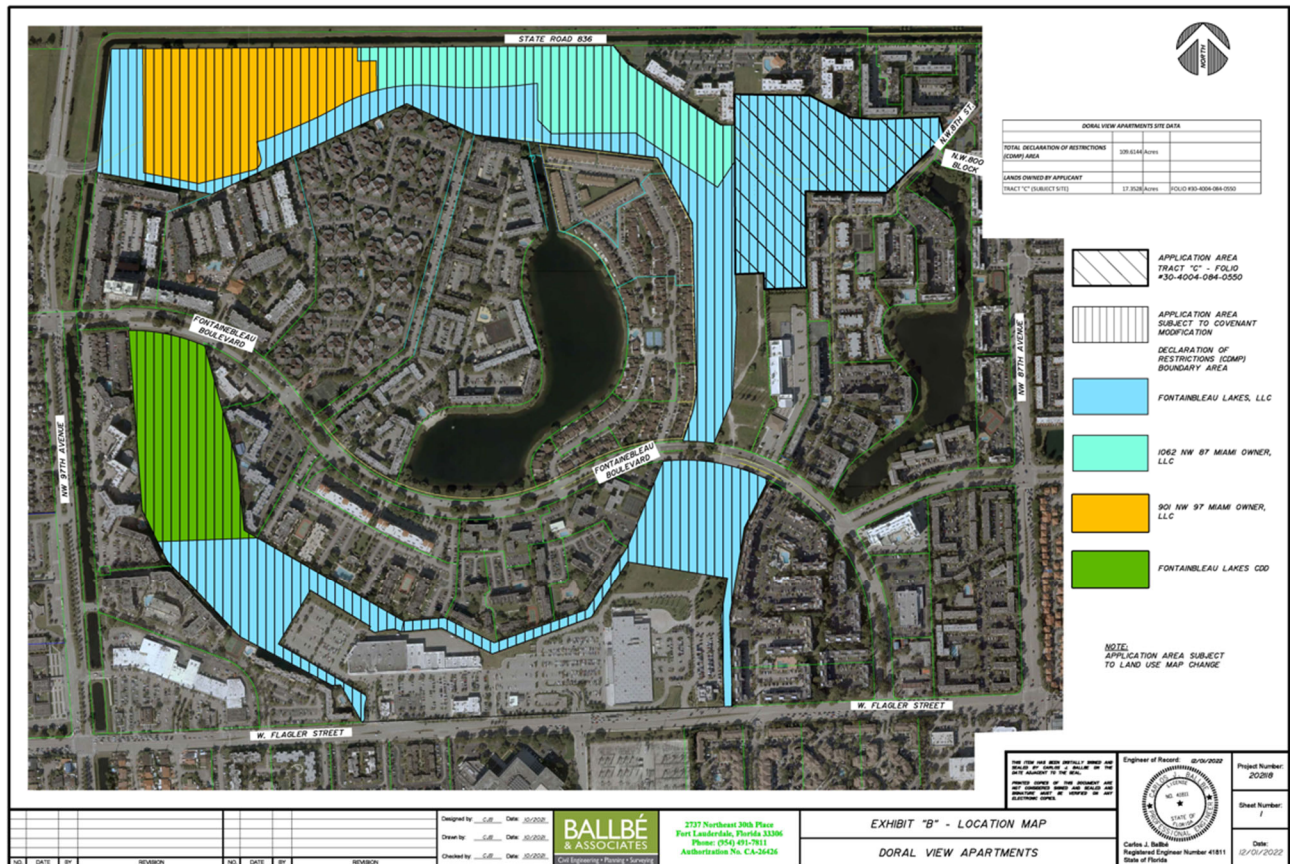
### LEGAL DESCRIPTION AND SKETCH OF COVENANT AREA

ALL OF FONTAINEBLEAU EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING:

TRACTS "A" AND "B" OF "FONTAINEBLEAU CIVIC, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND:

TRACT "A" OF FONTAINEBLEAU PARK PLAZA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 170, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 4,774,806.9± SQUARE FEET (109.6144± ACRES) MORE OR LESS.



## **EXHIBIT "B"**

### **LEGAL DESCRIPTION OF THE AREA SUBJECT TO THE LAND USE CHANGE**

TRACT "C" OF "FONTAINEBLEAU EAST", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING:

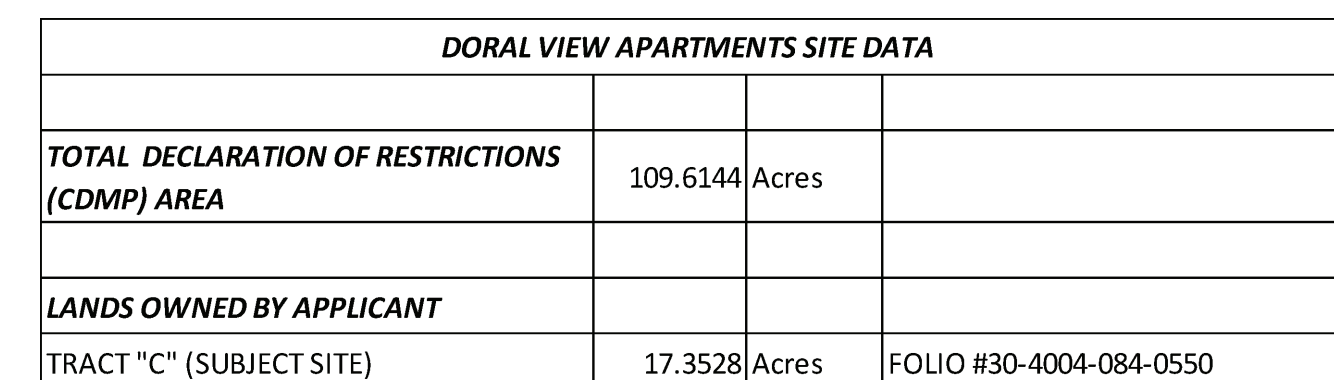
A PORTION OF TRACT "C", "FONTAINEBLEAU EAST", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID TRACT "C", BEING A POINT ON A CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 28°42'20" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, BEING ALONG THE SOUTH LINE OF SAID TRACT "C", ALSO BEING THE NORTH RIGHT-OF-WAY LINE PF FONTAINEBLEAU BOULEVARD, HAVING A RADIUS OF 1200.92 FEET, A CENTRAL ANGLE OF 07°46'23", FOR AN ARC DISTANCE OF 162.92 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT "C"; THENCE NORTH 24°37'46" EAST ON A NON-RADIAL LINE, THIS AND THE FOLLOWING FIVE (5) COURSES BEING ALONG A WESTERLY LINE OF SAID TRACT "C", 269.61 FEET; THENCE NORTH 71°15'43" EAST 45.00 FEET; THENCE NORTH 11°35'53" EAST 20.00 FEET; THENCE NORTH 48°03'56" WEST 45.00 FEET; THENCE NORTH 01°26'00" WEST 490.74 FEET; THENCE NORTH 00°14'00" EAST 140.84 FEET; THENCE SOUTH 89°46'00" EAST 245.50 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "C"; THENCE SOUTH 00°14'00" WEST, THIS AND THE FOLLOWING COURSE BEING ALONG SAID EASTERLY LINE, 626.30 FEET; THENCE SOUTH 28°42'20" WEST 435.15 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 755,888 SQUARE FEET (17.3528 ACRES) MORE OR LESS.

**EXHIBIT “C”**

**PLANNED ROADWAY IMPROVEMENTS**





APPLICATION AREA  
TRACT "C" - FOLIO  
#30-4004-084-0550

APPLICATION AREA  
SUBJECT TO COVENANT  
MODIFICATION

DECLARATION OF  
RESTRICTIONS (CDMP)  
BOUNDARY AREA

FONTAINBLEAU LAKES, LLC

1062 NW 87 MIAMI OWNER,  
LLC

901 NW 97 MIAMI OWNER,  
LLC

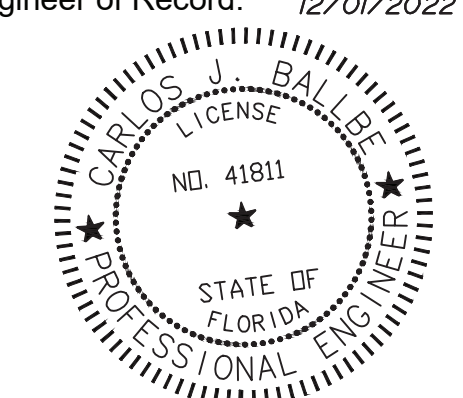
FONTAINBLEAU LAKES CDD

NOTE:  
APPLICATION AREA SUBJECT  
TO LAND USE MAP CHANGE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
SEALED BY CARLOS J. BALLBE ON THE  
DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE  
NOT CONSIDERED SIGNED AND SEALED AND  
SIGNATURE MUST BE VERIFIED ON ANY  
ELECTRONIC COPIES.

Engineer of Record: 12/01/2022



Carlos J. Ballbé  
Registered Engineer Number 41811  
State of Florida

Project Number:  
202118

Sheet Number:  
/

Date:  
12/01/2022

[illegible]

Designed by: *CJB* Date: *10/2021*

Drawn by: CJB Date: 10/2021

Checked by: CJB Date: 10/2021

**BALLBÉ**  
& ASSOCIATES  
Civil Engineering • Planning • Surveying

**2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. CA-26426**

EXHIBIT "B" - LOCATION MAP

DORAL VIEW APARTMENTS



**RESOLUTION NO. 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Fontainbleau Lakes Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2023/2024 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for August 21, 2023 at 6:30 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10<sup>th</sup> Terrace, Miami, Florida 33172, for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 13<sup>th</sup> day of June, 2023.

**ATTEST:**

**FONTAINBLEAU LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice-Chairperson

# Fontainebleau Lakes Community Development District

**Proposed Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

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- V     DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- VI    ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	92,836
Maintenance Assessments	478,723
Perimeter Fence Assessments	287,234
Debt Assessments	463,915
Other Revenues	0
Interest Income	240
<b>TOTAL REVENUES</b>	<b>\$ 1,322,948</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	3,000
Payroll Taxes (Employer)	230
Management	31,956
Secretarial & Field Operations	6,300
Legal	13,000
Assessment Roll	10,000
Audit Fees	3,300
Arbitrage Rebate Fee	650
Insurance	9,145
Legal Advertisements	800
Miscellaneous	2,200
Postage	600
Office Supplies	800
Dues & Subscriptions	175
Trustee Fee	3,250
Continuing Disclosure Fee	350
Website Management	1,750
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 87,506</b>
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 450,000</b>
<b>TOTAL PERIMETER FENCE EXPENDITURES</b>	<b>\$ 270,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 807,506</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 515,442</b>
Bond Payments	(436,080)
<b>BALANCE</b>	<b>\$ 79,362</b>
County Appraiser & Tax Collector Fee	(26,454)
Discounts For Early Payments	(52,908)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>



**PROPOSED MAINTENANCE BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR</b>
	<b>2023/2024</b>
<b>EXPENDITURES</b>	<b>BUDGET</b>
<b>MAINTENANCE EXPENDITURES</b>	
Engineering/Annual Report/Inspections	4,000
Lake Tract Aquatic Maintenance (Includes Parcel 1)	14,000
Annual Landscape & Irrigation Maintenance	110,000
Landscaping Upkeep	40,000
Irrigation Systems Maintenance (North & South)	10,000
Community Lighting Upkeep (North & South)	15,000
FP&L - Power - Street Lighting (North & South)	18,000
FP&L - Power - Irrigation Pump Stations (N & S)	3,000
FP&L - Power - Lift Stations (North & South)	5,000
Roadways & Street Maintenance (North & South)	35,000
Fountain Maintenance (Tract A)	3,000
Entrance/Exit Gate Maintenance/Repairs (N & S)	10,000
Hurricane Preparedness/Miscellaneous	15,000
Lift Station Maintenance (North & South)	25,000
Miscellaneous Improvements (North & South)	42,000
Dumpster Rental	1,000
Capital Improvements Fund	100,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 450,000</b>
<b>EXTRAORDINARY EXPENDITURES</b>	
Steel Perimeter Fence - Las Ramblas	270,000
<b>TOTAL SECURITY EXPENDITURES</b>	<b>\$ 270,000</b>

**DETAILED PROPOSED BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	89,368	90,194	92,836	Expenditures Less Interest/.94
Maintenance Assessments	352,926	350,000	478,723	Expenditures Less Carryover/.94
Perimeter Fence Assessments	0	0	287,234	Expenditures/.94
Debt Assessments	463,916	463,915	463,915	Bond Payments/.94
Other Revenues	2,900	0	0	
Interest Income	56	180	240	Interest Estimated At \$20 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 909,166</b>	<b>\$ 904,289</b>	<b>\$ 1,322,948</b>	
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	2,100	3,000	3,000	Supervisor Fees
Payroll Taxes (Employer)	161	230	230	Supervisor Fees * 7.65%
Management	29,148	30,012	31,956	CPI Adjustment
Secretarial & Field Operations	6,300	6,300	6,300	No Change From 2022/2023 Budget
Legal	14,709	12,500	13,000	\$500 Increase From 2022/2023 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,100	3,200	3,300	Accepted Amount For 2022/2023 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2022/2023 Budget
Insurance	7,621	9,145	9,145	Insurance Estimate
Legal Advertisements	361	800	800	No Change From 2022/2023 Budget
Miscellaneous	2,113	2,200	2,200	No Change From 2022/2023 Budget
Postage	452	600	600	No Change From 2022/2023 Budget
Office Supplies	653	800	800	No Change From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fee	3,249	3,250	3,250	No Change From 2022/2023 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2022/2023 Budget
Website Management	1,750	1,750	1,750	No Change From 2022/2023 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 82,892</b>	<b>\$ 84,962</b>	<b>\$ 87,506</b>	
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 461,224</b>	<b>\$ 358,000</b>	<b>\$ 450,000</b>	
<b>TOTAL PERIMETER FENCE EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 270,000</b>	Las Ramblas
<b>TOTAL EXPENDITURES</b>	<b>\$ 544,116</b>	<b>\$ 442,962</b>	<b>\$ 807,506</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 365,050</b>	<b>\$ 461,327</b>	<b>\$ 515,442</b>	
Bond Payments	(443,545)	(436,080)	(436,080)	2024 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ (78,495)</b>	<b>\$ 25,247</b>	<b>\$ 79,362</b>	
County Appraiser & Tax Collector Fee	(8,752)	(18,082)	(26,454)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(30,997)	(36,165)	(52,908)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (118,244)</b>	<b>\$ (29,000)</b>	<b>\$ -</b>	
Carryover From Prior Year	0	29,000	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (118,244)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED MAINTENANCE BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2021/2022	2022/2023	2023/2024	
EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
<b>MAINTENANCE EXPENDITURES</b>				
Engineering/Annual Report/Inspections	2,903	8,000	4,000	\$4,000 Decrease From 2022/2023 Budget
Lake Tract Aquatic Maintenance (Includes Parcel 1)	11,674	14,000	14,000	No Change From 2022/2023 Budget
Annual Landscape & Irrigation Maintenance	89,910	110,000	110,000	No Change From 2022/2023 Budget
Landscaping Upkeep	41,283	35,000	40,000	Landscaping Upkeep
Irrigation Systems Maintenance (North & South)	5,896	10,000	10,000	No Change From 2022/2023 Budget
Community Lighting Upkeep (North & South)	129,150	15,000	15,000	No Change From 2022/2023 Budget
FP&L - Power - Street Lighting (North & South)	16,789	27,000	18,000	\$9,000 Decrease From 2022/2023 Budget
FP&L - Power - Irrigation Pump Stations (N & S)	1,107	3,000	3,000	No Change From 2022/2023 Budget
FP&L - Power - Lift Stations (North & South)	3,619	5,000	5,000	No Change From 2022/2023 Budget
Roadways & Street Maintenance (North & South)	35,642	35,000	35,000	No Change From 2022/2023 Budget
Fountain Maintenance (Tract A)	1,352	3,000	3,000	No Change From 2022/2023 Budget
Entrance/Exit Gate Maintenance/Repairs (N & S)	24,155	10,000	10,000	No Change From 2022/2023 Budget
Hurricane Preparedness/Miscellaneous	0	25,000	15,000	\$10,000 Decrease From 2022/2023 Budget
Lift Station Maintenance (North & South)	19,965	25,000	25,000	No Change From 2022/2023 Budget
Miscellaneous Improvements (North & South)	77,779	32,000	42,000	\$10,000 Increase From 2022/2023 Budget
Dumpster Rental	0	1,000	1,000	No Change From 2022/2023 Budget
Capital Improvements Fund	0	0	100,000	Capital Improvements Fund
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 461,224</b>	<b>\$ 358,000</b>	<b>\$ 450,000</b>	
<b>EXTRAORDINARY EXPENDITURES</b>				
Steel Perimeter Fence - Las Ramblas	0	0	270,000	Steel Perimeter Fence - Las Ramblas (Single Family & Townhomes)
<b>TOTAL SECURITY EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 270,000</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	2,444	25	250	Projected Interest For 2023/2024
NAV Tax Collection	443,545	436,080	436,080	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 445,989</b>	<b>\$ 436,105</b>	<b>\$ 436,330</b>	
<b>EXPENDITURES</b>				
Principal Payments	235,000	245,000	245,000	Principal Payment Due In 2024
Interest Payments	200,019	191,080	184,956	Interest Payments Due In 2024
Bond Redemption	0	25	6,374	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 435,019</b>	<b>\$ 436,105</b>	<b>\$ 436,330</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 10,970</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2016 Bond Refunding Information**

Original Par Amount =	\$6,430,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.00% - 4.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2016		
Maturity Date =	May 2038		
Par Amount As Of 1/1/23 =	\$5,100,000		

## Fontainebleau Lakes Community Development District Assessment Comparison

	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Projected Assessment Before Discount*
Administrative Assessment For Single Family	\$ 215.95	\$ 215.94	\$ 222.71	\$ 229.23
Maintenance Assessment For Single Family	\$ 871.43	\$ 871.43	\$ 864.20	\$ 1,182.04
Perimeter Fence Assessment For Single Family				\$ 935.62
<u>Debt Assessment For Single Family</u>	<u>\$ 1,224.05</u>	<u>\$ 1,224.05</u>	<u>\$ 1,224.05</u>	<u>\$ 1,224.05</u>
<b>Total</b>	<b>\$ 2,311.43</b>	<b>\$ 2,311.42</b>	<b>\$ 2,310.96</b>	<b>\$ 3,570.94</b>
Administrative Assessment For Townhomes	\$ 215.95	\$ 215.94	\$ 222.71	\$ 229.23
Maintenance Assessment For Townhomes	\$ 871.43	\$ 871.43	\$ 864.20	\$ 1,182.04
Perimeter Fence Assessment For Townhomes	\$ -	\$ -	\$ -	\$ 935.62
<u>Debt Assessment For Townhomes</u>	<u>\$ 1,064.39</u>	<u>\$ 1,064.39</u>	<u>\$ 1,064.39</u>	<u>\$ 1,064.39</u>
<b>Total</b>	<b>\$ 2,151.77</b>	<b>\$ 2,151.76</b>	<b>\$ 2,151.30</b>	<b>\$ 3,411.28</b>
Administrative Assessment For Courtyards	\$ 215.95	\$ 215.94	\$ 222.71	\$ 229.23
Maintenance Assessment For Courtyards	\$ 871.43	\$ 871.43	\$ 864.20	\$ 1,182.04
Extraordinary Assessment For Courtyards	\$ -	\$ -	\$ -	\$ -
<u>Debt Assessment For Courtyards</u>	<u>\$ 957.95</u>	<u>\$ 957.95</u>	<u>\$ 957.95</u>	<u>\$ 957.95</u>
<b>Total</b>	<b>\$ 2,045.33</b>	<b>\$ 2,045.32</b>	<b>\$ 2,044.86</b>	<b>\$ 2,369.22</b>

\* Assessments Include the Following :

4% Discount for Early Payments  
1% County Tax Collector Fee  
1% County Property Appraiser Fee

### Community Information:

Single Family Units (Las Ramblas)	271
Townhomes (Las Ramblas)	36
<u>Courtyards (Las Sevilas)</u>	<u>98</u>
<b>Total Units</b>	<b>405</b>

## **RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, 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**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

**WHEREAS**, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

**WHEREAS**, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

**WHEREAS**, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a records retention policy (the “Records Retention Policy”) for immediate use and application.

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

**SECTION 1.** The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the individual power to remove the Records

Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

**SECTION 2.** The duties of the Records Management Liaison Officer shall include the following:

- A.** Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the Records Retention Policy, as amended as provided herein;
- F.** Participate in the development of the District's development of electronic record keeping systems;
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

**SECTION 3.** The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in Exhibit A. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in Exhibit A. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

**SECTION 4.** In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

**SECTION 5.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 6.** This Resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** at a meeting of the District Board of Supervisors, this 13<sup>th</sup> day of June, 2023.

ATTEST:

\_\_\_\_\_  
**FONTAINBLEAU COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Chairperson/Vice Chairperson

Exhibit A: Amendments to General Records Schedules Established by the Division



## **Exhibit A**

### **Amendments to General Records Schedules established by the Division**

#### **ADVERTISEMENTS: LEGAL (Item #25)**

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **AUDITS: INDEPENDENT (Item #56)**

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **DISBURSEMENT RECORDS: DETAIL (Item #340)**

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **DISBURSEMENT RECORDS: SUMMARY (Item #341)**

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)**

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **INCIDENT REPORT FILES (Item #241)**

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

#### **MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)**

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

#### **PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)**

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)**

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

#### **REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)**

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

	Annual Budget 10/1/22 - 9/30/23	Actual May-23	Year To Date Actual 10/1/22 - 5/31/23
<b>REVENUES</b>			
Administrative Assessments	90,194	0	86,778
Maintenance Assessments	350,000	0	334,697
Debt Assessments	463,915	0	443,640
Other Revenues	0	3,200	3,200
Interest Income	180	0	7,368
<b>TOTAL REVENUES</b>	<b>\$ 904,289</b>	<b>\$ 3,200</b>	<b>\$ 875,683</b>
<b>EXPENDITURES</b>			
<b>MAINTENANCE EXPENDITURES</b>			
Engineering/Annual Report/Inspections	8,000	170	340
Lake Tract Aquatic Maintenance (Includes Parcel 1)	14,000	0	6,462
Landscaping Service/Pest Control/Fertilizer	110,000	9,435	73,605
Mulch (Tree Rings & Shrubbery Beds)	10,000	0	3,900
Irrigation Systems Maintenance (North & South)	10,000	0	7,073
Tree & Shrubbery Replacement (North & South)	25,000	250	19,854
Community Lighting Upkeep (North & South)	15,000	0	12,340
FP&L - Power - Street Lighting (North & South)	27,000	569	12,676
FP&L - Power - Irrigation Pump Stations (N & S)	3,000	140	919
FP&L - Power - Lift Stations (North & South)	5,000	0	2,297
Park Maintenance - Upkeep	0	0	0
Roadways & Street Maintenance (North & South)	35,000	7,651	35,976
Fountain Maintenance (Tract A)	3,000	115	3,719
Misc. Electrical Improvements (North & South)	0	0	0
Entrance/Exit Gate Maintenance/Repairs (N & S)	10,000	0	7,375
Open Space Misc MTE - Tracts P,Q,W,X,Y,Z	0	0	0
Hurricane Preparedness/Miscellaneous	25,000	0	0
Lift Station Maintenance (North & South)	25,000	50,950	56,597
Miscellaneous Improvements (North & South)	32,000	6,950	36,647
Dumpster Rental	1,000	0	0
Maintenance Contingency	0	0	8,346
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 358,000</b>	<b>\$ 76,230</b>	<b>\$ 288,126</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	3,000	500	1,500
Payroll Taxes (Employer)	230	38	115
Management	30,012	2,501	20,008
Secretarial & Field Operations	6,300	525	4,200
Legal	12,500	0	11,050
Assessment Roll	10,000	0	0
Audit Fees	3,200	0	0
Arbitrage Rebate Fee	650	0	650
Insurance	9,145	239	18,822
Legal Advertisements	800	0	190
Miscellaneous	2,200	148	1,184
Postage	600	165	278
Office Supplies	800	152	400
Dues & Subscriptions	175	0	175
Trustee Fee	3,250	0	3,250
Continuing Disclosure Fee	350	0	0
Website Management	1,750	146	1,167
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 84,962</b>	<b>\$ 4,414</b>	<b>\$ 62,989</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 442,962</b>	<b>\$ 80,644</b>	<b>\$ 351,115</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 461,327</b>	<b>\$ (77,444)</b>	<b>\$ 524,568</b>
Bond Payments	(436,080)	0	(423,630)
<b>BALANCE</b>	<b>\$ 25,247</b>	<b>\$ (77,444)</b>	<b>\$ 100,938</b>
County Appraiser & Tax Collector Fee	(18,082)	0	(8,340)
Discounts For Early Payments	(36,165)	0	(30,659)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (29,000)</b>	<b>\$ (77,444)</b>	<b>\$ 61,939</b>
Carryover From Prior Year	29,000		
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (77,444)</b>	<b>\$ 61,939</b>
<b>Bank Balance As Of 5/31/23</b>	<b>\$ 407,290.53</b>		
<b>Accounts Payable As Of 5/31/23</b>	<b>\$ 34,794.73</b>		
<b>Accounts Receivable As Of 5/31/23</b>	<b>\$ 11,600.00</b>		
<b>FPL Security Deposits As Of 5/31/23</b>	<b>\$ 283.00</b>		
<b>Available Funds As Of 5/31/23</b>	<b>\$ 384,378.80</b>		