



**FONTAINBLEAU LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 18, 2024  
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 Sevilas Roundabout  
10012 NW 7<sup>th</sup> Street  
Miami, Florida 33172  
**REGULAR BOARD MEETING**  
March 18, 2024  
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. February 26, 2024 Regular Board Meeting Minutes.....Page 2
- G. Old Business
  - 1. Update Regarding Perimeter Fence (Las Ramblas)
  - 2. Discussion Regarding Speed Humps
- H. New Business
  - 1. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Proposed Budget.....Page 5
  - 2. Discussion Regarding Raised Sidewalk Repairs.....Page 14
- I. Administrative & Operational Matter
  - 1. Discussion Regarding General Election Qualifying Period (Seat #1, #2 & #5): **Noon, Monday, June 10, 2024 through Noon, Friday, June 14, 2024**
- J. Board Members & Staff Closing Comments
- K. Adjourn

## MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

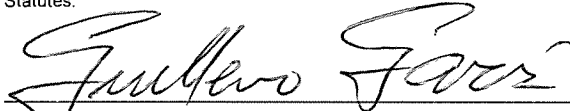
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement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

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT  
DISTRICT - FISCAL YEAR 2023/2024 REGULAR MEETING  
SCHEDULE

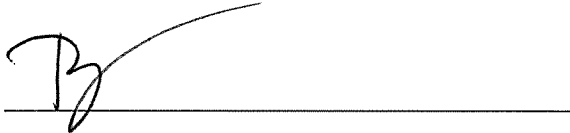
in the XXXX Court,  
was published in a newspaper by print in the issues of Miami  
Daily Business Review f/k/a Miami Review on

11/09/2023

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

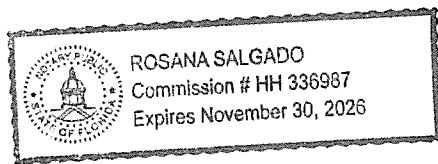


Sworn to and subscribed before me this  
9 day of NOVEMBER, A.D. 2023



(SEAL)

GUILLERMO GARCIA personally known to me



### FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 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 Flamitas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172 at 6:30 p.m. on the following dates:

November 20, 2023  
February 26, 2024  
May 20, 2024  
June 17, 2024  
September 16, 2024

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 Semillas Roundabout located at 10012 NW 7th Street, Miami, Florida 33172 at 6:30 p.m. on the following dates:

March 18, 2024  
April 15, 2024

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

11/9

23-154/0000603672M

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 26, 2024**

**A. CALL TO ORDER**

District Manager Armando Silva called the February 26, 2024, Regular Board Meeting of the Fontainebleau Lakes Community Development District (the “District”) to order at 6:40 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 November 9, 2023, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of Chairperson Edward Aparicio, Vice Chairperson Mayra De Torres and Supervisors Miguel Garcia (via conference call), Humberto Jovanovic and Arno Lemus 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 Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance were: Maria Salmon (Las Se villas Resident), Miami, FL.

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

The Board requested to have the following item added to the agenda for discussion under New Business:

- Discussion Regarding Additional Speed Humps

**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. October 16, 2023 Special Board Meeting**

Mr. Silva presented the minutes of the October 16, 2023, Special Board Meeting. A **motion** was made by Mr. Lemus, seconded by Mr. Aparicio and passed unanimously approving the minutes of the October 16, 2023, Special Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Discussion Regarding Perimeter Fence (Las Ramblas) – Letter of Interpretation**

Mr. Silva stated that District field operations staff had begun the process of obtaining a Letter of Interpretation from the County for the permitting process relating to the installation of the perimeter fence along the perimeter of the Las Ramblas open space tracts. Ms. De Torres provided District Management with direction on how to facilitate the approval process and recommended Mr. Silva to contact Vega Welding and Fence as they are currently working on a similar project that's already being processed by the County.

## **2. Discussion Regarding Relocation of Light Post (9732 NW 9<sup>th</sup> Street)**

This item was tabled.

## **3. NEW BUSINESS: Discussion Regarding Additional Speed Humps**

Mr. Lemus stated that there have been several reported speeding incidents in the District where children crossing the street have been nearly run over. He stated that the community is requesting that the Board look into installing additional speed humps in the District to prevent further speeding. Mr. Silva stated that he would provide a map of the District to Edward and Arno so that they could identify the areas of speeding concern in Las Ramblas and Las Sevillas. Once the map is returned back to Mr. Silva, he will obtain pricing for the installation of the speed humps.

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2024-01 – Adopting an Electronic Signature Policy**

Mr. Silva provided the Board with an overview of the resolution and stated that the resolution provides an electronic signature policy and provides the District Manager with authority and responsibility for approval of electronic signatures and implementation of control processes and procedures to ensure compliance, integrity and security in accordance with Chapter 688, Florida Statutes. A discussion ensued after which;

A **motion** was made by Mr. Lemus, seconded by Mr. Aparicio and unanimously passed to approve Resolution No. 2024-01 as presented.

### **2. Discussion Regarding Parking Rules and Booting Vehicles**

Mr. Silva stated that this discussion item was requested to be placed on the agenda by Nathaly Triana of CAM Management, on behalf of the Las Ramblas Association. Ms. Smoker stated that there is no clear language within Florida Statutes allowing Community Development Districts to boot vehicles.

Mr. Lemus stated that he would like to discuss this item further with the Las Ramblas Association prior to discussing any further with the District Board.

### **3. Discussion Regarding Expansion of Driveway Request – 9774 NW 8<sup>th</sup> Terrace**

Mr. Silva stated that this discussion item was also requested to be placed on the agenda by Nathaly Triana of CAM Management, on behalf of the Las Ramblas Association. He stated that the homeowner located at 9774 NW 8<sup>th</sup> Terrace is requesting to expand the driveway and driveway approach within his property but a portion of the extended driveway approach would most likely be encroaching into the District owned swale area. He also stated that even if the District and Association adopted a protocol for allowing extensions to the driveways and driveway approaches,

Miami-Dade County would have the ultimate say since the homeowner would require a permit from them.

Mr. Lemus stated that he would like to discuss this item further with the Las Ramblas Association prior to discussing any further with the District Board.

#### **4. Discussion Regarding FY 2024/2025 Proposed Budget**

Mr. Silva presented the board with a copy of the 2023/2024 Final Budget and stated that the Board will be discussing the approval of the Fiscal Year 2024/2025 Proposed Budget at the next meeting.

#### **5. NEW BUSINESS: Discussion Regarding Raised Sidewalks – Las Ramblas and Las Sevillas**

Mr. Silva stated that District Field Staff requested an inspection of the raised sidewalk by Florida Sidewalk Solutions and they provided them with a proposal in the following amounts:

- Las Ramblas – 88 Trip Hazards – \$9,311
- Las Sevillas – 74 Trip Hazards - \$6,353

A discussion ensued after which the Board requested Mr. Silva to obtain another proposal for the shaving down of the raised sidewalks.

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

#### **1. Memorandum on Ethics Training and Financial Disclosure**

Mr. Silva presented a memorandum which will serve as a reminder that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws.

### **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. Aparicio, seconded by Mr. Jovanovic and passed unanimously to adjourn the Regular Board Meeting at 8:04 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**RESOLUTION NO. 2024-02**

**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 2024/2025; 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 2024/2025 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 2024/2025 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 20, 2024 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 2024/2025 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 18<sup>th</sup> day of March, 2024.

**ATTEST:**

**FONTAINBLEAU LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

# Fontainebleau Lakes Community Development District

**Proposed Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**



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

**DETAILED PROPOSED BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2024/2025 BUDGET
<b>REVENUES</b>	
Administrative Assessments	92,775
Maintenance Assessments	478,723
Perimeter Fence Assessments	0
Debt Assessments	463,915
Other Revenues	0
Interest Income	600
<b>TOTAL REVENUES</b>	<b>\$ 1,036,013</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	3,000
Payroll Taxes (Employer)	230
Management	32,904
Secretarial & Field Operations	6,300
Legal	15,000
Assessment Roll	10,000
Audit Fees	3,400
Arbitrage Rebate Fee	650
Insurance	23,000
Legal Advertisements	2,500
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>\$ 106,109</b>
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 450,000</b>
<b>TOTAL PERIMETER FENCE EXPENDITURES</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 556,109</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 479,904</b>
Bond Payments	(436,080)
<b>BALANCE</b>	<b>\$ 43,824</b>
County Appraiser & Tax Collector Fee	(20,708)
Discounts For Early Payments	(41,416)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (18,300)</b>
Carryover From Prior Year	18,300
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**PROPOSED MAINTENANCE BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR
	2024/2025
EXPENDITURES	BUDGET
<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	12,000
Lift Station Maintenance (North & South)	25,000
Miscellaneous Improvements (North & South)	42,000
Dumpster Rental	1,000
AT&T Wireless	3,000
Capital Improvements Fund	100,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 450,000</b>
<b>EXTRAORDINARY EXPENDITURES</b>	
Steel Perimeter Fence - Las Ramblas	0
<b>TOTAL EXTRAORDINARY EXPENDITURES</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	92,593	92,836	92,775	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	350,001	478,723	478,723	Expenditures/.94
Perimeter Fence Assessments	0	287,234	0	Expenditures/.94
Debt Assessments	463,916	463,915	463,915	Bond Payments/.94
Other Revenues	13,200	0	0	
Interest Income	15,494	240	600	Interest Estimated At \$50 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 935,204</b>	<b>\$ 1,322,948</b>	<b>\$ 1,036,013</b>	
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	2,200	3,000	3,000	Supervisor Fees
Payroll Taxes (Employer)	168	230	230	Supervisor Fees * 7.65%
Management	30,012	31,956	32,904	CPI Adjustment
Secretarial & Field Operations	6,300	6,300	6,300	No Change From 2023/2024 Budget
Legal	22,273	13,000	15,000	\$2,000 Increase From 2023/2024 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,200	3,300	3,400	Accepted Amount For 2023/2024 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2023/2024 Budget
Insurance	18,822	9,145	23,000	Fiscal Year 2023/2024 Expenditure Was \$22,378
Legal Advertisements	522	800	2,500	Costs Will Increase Due To Closing Of The Miami Business Review
Miscellaneous	2,229	2,200	2,200	No Change From 2023/2024 Budget
Postage	678	600	600	No Change From 2023/2024 Budget
Office Supplies	847	800	800	No Change From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fee	3,250	3,250	3,250	No Change From 2023/2024 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2023/2024 Budget
Website Management	1,750	1,750	1,750	No Change From 2023/2024 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 103,426</b>	<b>\$ 87,506</b>	<b>\$ 106,109</b>	
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 450,946</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>	
<b>TOTAL PERIMETER FENCE EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 270,000</b>	<b>\$ -</b>	Las Ramblas - 2023/2024 Line Item Only
<b>TOTAL EXPENDITURES</b>	<b>\$ 554,372</b>	<b>\$ 807,506</b>	<b>\$ 556,109</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 380,832</b>	<b>\$ 515,442</b>	<b>\$ 479,904</b>	
Bond Payments	(443,703)	(436,080)	(436,080)	2025 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ (62,871)</b>	<b>\$ 79,362</b>	<b>\$ 43,824</b>	
County Appraiser & Tax Collector Fee	(8,750)	(26,454)	(20,708)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(30,659)	(52,908)	(41,416)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (102,280)</b>	<b>\$ -</b>	<b>\$ (18,300)</b>	
Carryover From Prior Year	0	0	18,300	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (102,280)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED MAINTENANCE BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
<b>MAINTENANCE EXPENDITURES</b>				
Engineering/Annual Report/Inspections	5,170	4,000	4,000	No Change From 2023/2024 Budget
Lake Tract Aquatic Maintenance (Includes Parcel 1)	10,762	14,000	14,000	No Change From 2023/2024 Budget
Annual Landscape & Irrigation Maintenance	106,185	110,000	110,000	No Change From 2023/2024 Budget
Landscaping Upkeep	48,654	40,000	40,000	No Change From 2023/2024 Budget
Irrigation Systems Maintenance (North & South)	9,233	10,000	10,000	No Change From 2023/2024 Budget
Community Lighting Upkeep (North & South)	12,340	15,000	15,000	No Change From 2023/2024 Budget
FP&L - Power - Street Lighting (North & South)	21,034	18,000	18,000	No Change From 2023/2024 Budget
FP&L - Power - Irrigation Pump Stations (N & S)	1,372	3,000	3,000	No Change From 2023/2024 Budget
FP&L - Power - Lift Stations (North & South)	4,389	5,000	5,000	No Change From 2023/2024 Budget
Roadways & Street Maintenance (North & South)	35,976	35,000	35,000	No Change From 2023/2024 Budget
Fountain Maintenance (Tract A)	5,279	3,000	3,000	No Change From 2023/2024 Budget
Entrance/Exit Gate Maintenance/Repairs (N & S)	10,875	10,000	10,000	No Change From 2023/2024 Budget
Hurricane Preparedness/Miscellaneous	0	15,000	12,000	\$3,000 Decrease From 2023/2024 Budget
Lift Station Maintenance (North & South)	99,459	25,000	25,000	No Change From 2023/2024 Budget
Miscellaneous Improvements (North & South)	78,584	42,000	42,000	No Change From 2023/2024 Budget
Dumpster Rental	0	1,000	1,000	No Change From 2023/2024 Budget
AT&T Wireless	1,634	0	3,000	AT&T Wireless
Capital Improvements Fund	0	100,000	100,000	No Change From 2023/2024 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 450,946</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>	
<b>EXTRAORDINARY EXPENDITURES</b>				
Steel Perimeter Fence - Las Ramblas	0	270,000	0	No Change From 2023/2024 Budget
<b>TOTAL EXTRAORDINARY EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 270,000</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	24,740	250	500	Projected Interest For 2024/2025
NAV Tax Collection	443,703	436,080	436,080	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 468,443</b>	<b>\$ 436,330</b>	<b>\$ 436,580</b>	
<b>EXPENDITURES</b>				
Principal Payments	245,000	245,000	255,000	Principal Payment Due In 2025
Interest Payments	194,144	184,956	178,388	Interest Payments Due In 2025
Bond Redemption	0	6,374	3,192	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 439,144</b>	<b>\$ 436,330</b>	<b>\$ 436,580</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 29,299</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 1/1/24 =	\$4,855,000		

## Fontainebleau Lakes Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Projected Assessment Before Discount*
Administrative Assessment For Single Family	\$ 215.94	\$ 222.71	\$ 229.23	\$ 229.08
Maintenance Assessment For Single Family	\$ 871.43	\$ 864.20	\$ 1,182.04	\$ 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>\$ 2,311.42</b>	<b>\$ 2,310.96</b>	<b>\$ 3,570.94</b>	<b>\$ 2,635.17</b>
Administrative Assessment For Townhomes	\$ 215.94	\$ 222.71	\$ 229.23	\$ 229.08
Maintenance Assessment For Townhomes	\$ 871.43	\$ 864.20	\$ 1,182.04	\$ 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>\$ 2,151.76</b>	<b>\$ 2,151.30</b>	<b>\$ 3,411.28</b>	<b>\$ 2,475.51</b>
Administrative Assessment For Courtyards	\$ 215.94	\$ 222.71	\$ 229.23	\$ 229.08
Maintenance Assessment For Courtyards	\$ 871.43	\$ 864.20	\$ 1,182.04	\$ 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>\$ 2,045.32</b>	<b>\$ 2,044.86</b>	<b>\$ 2,369.22</b>	<b>\$ 2,369.07</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 Sevillas)</u>	<u>98</u>
Total Units	405



## Notice to Proceed / Contract for Patented-Saw Cutting Trip Hazard Removal

THIS CONTRACT is made and entered into this 24<sup>th</sup> day of January 2024 by and between **Florida Sidewalk Solutions, LLC**, whose principal address is 7051 S.W. 22<sup>nd</sup> Court, Davie, Florida 33317, and **Las Ramblas CDD** whose principal address is 9934 NW 10th St, Miami, FL 33172 (herein referred to as "**Property Owner**"). Property Owner has retained Florida Sidewalk Solutions to perform services at the property located at 9934 NW 10th St, Miami, FL 33172 (herein referred to as "**Project Location**").

### 1. DEFINITIONS

The following are the definitions of material terms used in this Contract:

(a) "Trip Hazard" is an uneven condition at the juncture between concrete slabs of a sidewalk which is characterized by a vertical change of over 1/4 inch or more.

(b) "Subterranean Conditions" are conditions below the ground's visible surface which can change the slope and levels of a sidewalk's concrete slabs. These conditions include but are not limited to tree roots and ground settling.

### 2. SCOPE OF WORK

Florida Sidewalk Solutions will remove 88 trip hazards at the Project Location. This task will be completed using a patented, ADA-compliant saw-cutting method. Please note this contract is based on an estimate completed on January 23, 2024. The customer acknowledges that said estimate was reviewed and approved and such, does not constitute the removal of every trip hazard on site.

Florida Sidewalk Solutions will cut trip hazards at a slope of 1 to 12 ratio. Florida Sidewalk Solutions will reduce these trip hazards to a "0" vertical height. The patented saw will cut completely across the sidewalk's edges leaving a uniform finish. Florida Sidewalk Solutions cannot cut next to any pavers. Our patented saw cutting method is a horizontal saw cutting method and cutting next to any type of pavers would be considered "out of the scope" of our work. Florida Sidewalk Solutions does not replace sidewalks. Any areas noted in our estimate for replacement are only recommendations and are the sole responsibility of the customer. **Florida Sidewalk Solutions warrants our workmanship for a period of 90 days from the completion date.**

### 3. PRICING

**88 Cuts at the Total Cost of \$9,310.52**

**Initial Deposit due prior to commencement is \$4,655.26**

**Balance Due at Completion of project is \$4,655.26**

### 4. PAYMENT TERMS

Property Owner should make all checks payable to Florida Sidewalk Solutions, LLC.

Property Owner must pay the initial deposit prior to the start date. The Property Owner's remaining balance becomes due and owing thirty (30) days from the completion date. If the Property Owner fails to pay the remaining balance in full within thirty (30) days from the completion date, an additional 10% of the total contract price is added to the remaining balance.

If the Property Owner fails to pay the remaining balance in full within sixty (60) days from the completion date, an additional 20% of the total contract price is added to the remaining balance.

### 5. LIABILITY

#### 5.1 LIMITATION OF LIABILITY



FLORIDA SIDEWALK SOLUTIONS SHALL NOT BE LIABLE FOR PROPERTY DAMAGES OR PERSONAL INJURY CAUSED BY (1) SUBTERRANEAN CONDITIONS OF THE PROJECT LOCATION WHICH ARISE NINETY DAYS OR MORE FROM FLORIDA SIDEWALK SOLUTIONS' COMPLETION OF ITS WORK, OR (2) ANY WILLFUL DAMAGES, NEGLIGENCE, ALTERATIONS OR REPAIRS OF THE PROJECT LOCATION BY THE PROPERTY OWNER, ITS EMPLOYEES, AGENTS, OR THIRD-PARTIES AFTER FLORIDA SIDEWALK SOLUTIONS COMPLETES ITS WORK.

5.2 INDEMNIFICATION

PROPERTY OWNER AGREES TO INDEMNIFY AND HOLD HARMLESS FLORIDA SIDEWALK SOLUTIONS, ITS PARENT AND AFFILIATED COMPANIES, SUBSIDIARIES, AND ITS RESPECTIVE OWNERS, MEMBERS, EMPLOYEES, AND AGENTS FROM AND AGAINST ANY AND ALL LOSSES, CLAIMS, DEMANDS, ACTIONS, OR OTHER PROCEEDINGS, INCLUDING BUT NOT LIMITED TO ALL DAMAGES, LOSSES, LIABILITIES, JUDGEMENTS, COSTS, AND EXPENSES ARISING FROM ANY TRIP HAZARDS NOT LISTED ON ESTIMATE AND/OR INVOICE CUT SHEET.

5.3 INDEMNIFICATION

PROPERTY OWNER AGREES TO INDEMNIFY AND HOLD HARMLESS FLORIDA SIDEWALK SOLUTIONS, ITS PARENT AND AFFILIATED COMPANIES, SUBSIDIARIES, AND ITS RESPECTIVE OWNERS, MEMBERS, EMPLOYEES, AND AGENTS FROM AND AGAINST ANY AND ALL LOSSES, CLAIMS, DEMANDS, ACTIONS, OR OTHER PROCEEDINGS, INCLUDING BUT NOT LIMITED TO ALL DAMAGES, LOSSES, LIABILITIES, JUDGEMENTS, COSTS, AND EXPENSES ARISING FROM ANY CONDITION(S) OF THE PROJECT LOCATION'S SIDEWALKS WHICH IS/ARE ARISING OUT OF (1) SUBTERRANEAN CONDITIONS AT THE PROJECT LOCATION WHICH ARISE NINETY DAYS OR MORE FROM FLORIDA SIDEWALK SOLUTIONS' COMPLETION OF ITS WORK, OR (2) ANY WILLFUL DAMAGES, NEGLIGENCE, ALTERATIONS OR REPAIRS OF THE PROJECT LOCATION BY THE PROPERTY OWNER, ITS EMPLOYEES, AGENTS, OR THIRD-PARTIES AFTER FLORIDA SIDEWALK SOLUTIONS COMPLETES ITS WORK.

5.4 EFFECT OF TERMINATION; SURVIVAL

FLORIDA SIDEWALK SOLUTIONS AND PROPERTY OWNER EXPRESSLY AGREE THAT THE RESPECTIVE OBLIGATIONS AND DUTIES SET FOR IN SECTIONS 5.1 AND 5.2 SHALL SURVIVE FLORIDA'S SIDEWALK SOLUTIONS' COMPLETION OF WORK AND THE TERMINATION OR EARLY TERMINATION OF THIS CONTRACT.

6. WEATHER CONDITIONS

FLORIDA SIDEWALK SOLUTIONS IS UNABLE TO WORK IN RAINY CONDITIONS OR WHEN THERE IS WET CONCRETE BECAUSE ITS WORK REQUIRES GENERATORS. FLORIDA SIDEWALK SOLUTIONS SHALL NOT BE RESPONSIBLE FOR OR LIABLE IN ANY WAY FOR DELAYS RESULTING FROM AN ACT OF GOD OR WEATHER CONDITION OUTSIDE OF ITS CONTROL.

7. BINDING EFFECT

This Contract shall be binding upon, and inures to the benefit of, the parties to this Contract and their respective successors and assigns.

8. ATTORNEY'S FEES

If any action in law or in equity is brought to enforce or interpret the provisions of this Contract, the prevailing party will be entitled to reasonable attorney's fees in addition to any other relief to which the prevailing party may be entitled.

**Florida Sidewalk Solutions**  
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**Property Owner**  
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



## Notice to Proceed / Contract for Patented-Saw Cutting Trip Hazard Removal

THIS CONTRACT is made and entered into this 24<sup>th</sup> day of January 2024 by and between **Florida Sidewalk Solutions, LLC**, whose principal address is 7051 S.W. 22<sup>nd</sup> Court, Davie, Florida 33317, and **Las Villas CDD** whose principal address is 10132 NW 7<sup>th</sup> St, Miami, FL 33172 (herein referred to as "**Property Owner**"). Property Owner has retained Florida Sidewalk Solutions to perform services at the property located at 10132 NW 7<sup>th</sup> St, Miami, FL 33172 (herein referred to as "**Project Location**").

### 1. DEFINITIONS

The following are the definitions of material terms used in this Contract:

(a) "Trip Hazard" is an uneven condition at the juncture between concrete slabs of a sidewalk which is characterized by a vertical change of over 1/4 inch or more.

(b) "Subterranean Conditions" are conditions below the ground's visible surface which can change the slope and levels of a sidewalk's concrete slabs. These conditions include but are not limited to tree roots and ground settling.

### 2. SCOPE OF WORK

Florida Sidewalk Solutions will remove 74 trip hazards at the Project Location. This task will be completed using a patented, ADA-compliant saw-cutting method. Please note this contract is based on an estimate completed on January 24, 2024. The customer acknowledges that said estimate was reviewed and approved and such, does not constitute the removal of every trip hazard on site.

Florida Sidewalk Solutions will cut trip hazards at a slope of 1 to 12 ratio. Florida Sidewalk Solutions will reduce these trip hazards to a "0" vertical height. The patented saw will cut completely across the sidewalk's edges leaving a uniform finish. Florida Sidewalk Solutions cannot cut next to any pavers. Our patented saw cutting method is a horizontal saw cutting method and cutting next to any type of pavers would be considered "out of the scope" of our work. Florida Sidewalk Solutions does not replace sidewalks. Any areas noted in our estimate for replacement are only recommendations and are the sole responsibility of the customer. **Florida Sidewalk Solutions warrants our workmanship for a period of 90 days from the completion date.**

### 3. PRICING

**74 Cuts at the Total Cost of \$6,352.67**

**Initial Deposit due prior to commencement is WAIVED**

**Balance Due at Completion of project is \$6,352.67**

### 4. PAYMENT TERMS

Property Owner should make all checks payable to Florida Sidewalk Solutions, LLC.

Property Owner must pay the initial deposit prior to the start date. The Property Owner's remaining balance becomes due and owing thirty (30) days from the completion date. If the Property Owner fails to pay the remaining balance in full within thirty (30) days from the completion date, an additional 10% of the total contract price is added to the remaining balance.

If the Property Owner fails to pay the remaining balance in full within sixty (60) days from the completion date, an additional 20% of the total contract price is added to the remaining balance.

### 5. LIABILITY

#### 5.1 LIMITATION OF LIABILITY

FLORIDA SIDEWALK SOLUTIONS SHALL NOT BE LIABLE FOR PROPERTY DAMAGES OR PERSONAL INJURY CAUSED BY (1) SUBTERRANEAN CONDITIONS OF THE PROJECT LOCATION WHICH ARISE NINETY DAYS OR MORE FROM FLORIDA SIDEWALK SOLUTIONS' COMPLETION OF ITS WORK, OR (2) ANY WILLFUL DAMAGES, NEGLIGENCE, ALTERATIONS OR REPAIRS OF THE PROJECT LOCATION BY THE PROPERTY OWNER, ITS EMPLOYEES, AGENTS, OR THIRD-PARTIES AFTER FLORIDA SIDEWALK SOLUTIONS COMPLETES ITS WORK.

5.2 INDEMNIFICATION

PROPERTY OWNER AGREES TO INDEMNIFY AND HOLD HARMLESS FLORIDA SIDEWALK SOLUTIONS, ITS PARENT AND AFFILIATED COMPANIES, SUBSIDIARIES, AND ITS RESPECTIVE OWNERS, MEMBERS, EMPLOYEES, AND AGENTS FROM AND AGAINST ANY AND ALL LOSSES, CLAIMS, DEMANDS, ACTIONS, OR OTHER PROCEEDINGS, INCLUDING BUT NOT LIMITED TO ALL DAMAGES, LOSSES, LIABILITIES, JUDGEMENTS, COSTS, AND EXPENSES ARISING FROM ANY TRIP HAZARDS NOT LISTED ON ESTIMATE AND/OR INVOICE CUT SHEET.

5.3 INDEMNIFICATION

PROPERTY OWNER AGREES TO INDEMNIFY AND HOLD HARMLESS FLORIDA SIDEWALK SOLUTIONS, ITS PARENT AND AFFILIATED COMPANIES, SUBSIDIARIES, AND ITS RESPECTIVE OWNERS, MEMBERS, EMPLOYEES, AND AGENTS FROM AND AGAINST ANY AND ALL LOSSES, CLAIMS, DEMANDS, ACTIONS, OR OTHER PROCEEDINGS, INCLUDING BUT NOT LIMITED TO ALL DAMAGES, LOSSES, LIABILITIES, JUDGEMENTS, COSTS, AND EXPENSES ARISING FROM ANY CONDITION(S) OF THE PROJECT LOCATION'S SIDEWALKS WHICH IS/ARE ARISING OUT OF (1) SUBTERRANEAN CONDITIONS AT THE PROJECT LOCATION WHICH ARISE NINETY DAYS OR MORE FROM FLORIDA SIDEWALK SOLUTIONS' COMPLETION OF ITS WORK, OR (2) ANY WILLFUL DAMAGES, NEGLIGENCE, ALTERATIONS OR REPAIRS OF THE PROJECT LOCATION BY THE PROPERTY OWNER, ITS EMPLOYEES, AGENTS, OR THIRD-PARTIES AFTER FLORIDA SIDEWALK SOLUTIONS COMPLETES ITS WORK.

5.4 EFFECT OF TERMINATION; SURVIVAL

FLORIDA SIDEWALK SOLUTIONS AND PROPERTY OWNER EXPRESSLY AGREE THAT THE RESPECTIVE OBLIGATIONS AND DUTIES SET FOR IN SECTIONS 5.1 AND 5.2 SHALL SURVIVE FLORIDA'S SIDEWALK SOLUTIONS' COMPLETION OF WORK AND THE TERMINATION OR EARLY TERMINATION OF THIS CONTRACT.

6. WEATHER CONDITIONS

FLORIDA SIDEWALK SOLUTIONS IS UNABLE TO WORK IN RAINY CONDITIONS OR WHEN THERE IS WET CONCRETE BECAUSE ITS WORK REQUIRES GENERATORS. FLORIDA SIDEWALK SOLUTIONS SHALL NOT BE RESPONSIBLE FOR OR LIABLE IN ANY WAY FOR DELAYS RESULTING FROM AN ACT OF GOD OR WEATHER CONDITION OUTSIDE OF ITS CONTROL.

7. BINDING EFFECT

This Contract shall be binding upon, and inures to the benefit of, the parties to this Contract and their respective successors and assigns.

8. ATTORNEY'S FEES

If any action in law or in equity is brought to enforce or interpret the provisions of this Contract, the prevailing party will be entitled to reasonable attorney's fees in addition to any other relief to which the prevailing party may be entitled.

Florida Sidewalk Solutions  
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Property Owner  
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_