



**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 20, 2024
6:30 P.M.**

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

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 10th Terrace
Miami, Florida 33172
REGULAR BOARD MEETING & PUBLIC HEARING
May 20, 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. March 18, 2024 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments Fiscal Year 2024/2025 Final Budget
 - 3. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 7
- H. Old Business
 - 1. Update Regarding Perimeter Fence (Las Ramblas)
 - 2. Update Regarding Hunting of Wildlife
- I. New Business
 - 1. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Meeting Schedule.....Page 16
 - 2. Discussion Regarding Adopt-a-Tree Program (Miguel Garcia)
 - 3. Discussion Regarding Electrical Hand Hole Covers in Open Space Tracts
- J. Administrative & Operational Matter
 - 1. Reminder: 2023 Form 1 – Statement of Financial Interests – Due July 1, 2024
- K. Board Members & Staff Closing Comments
- L. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

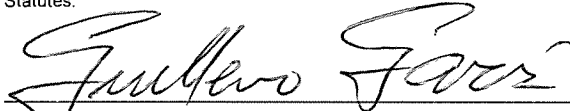
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement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

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

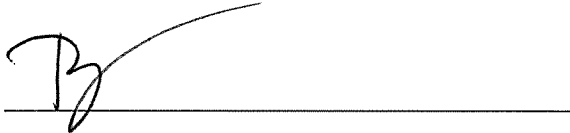
in the XXXX Court,
was published in a newspaper by print in the issues of Miami
Daily Business Review f/k/a Miami Review on

11/09/2023

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

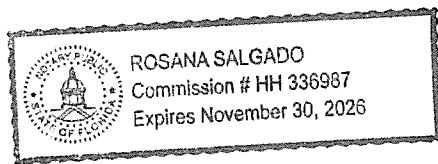


Sworn to and subscribed before me this
9 day of NOVEMBER, A.D. 2023



(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

11/9

23-154/0000603672M

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 18, 2024**

A. CALL TO ORDER

District Manager Armando Silva called the March 18, 2024, Regular Board Meeting of the Fontainebleau Lakes Community Development District (the “District”) to order at 6:40 p.m. in the Las Sevillas Roundabout located at 10012 NW 7th Street, 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 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: Oscar Galvez, Miami, FL; Eddy Luna, Miami, FL; Samtosh Joshi, Miami, FL; Uma Swamy, Miami, FL; Edith Rodriguez, Miami, FL; Sierra Hirison, 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 Delineators by the Guardhouse (Las Ramblas)
- Discussion Regarding Entrance Gate Door Repairs (Las Ramblas)

Mr. Silva acknowledged the requests and stated that he would discuss the items under NEW BUSINESS.

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

Ms. Uma Swamy, resident of Las Sevillas, requested that the District look into installing a traffic control signal at the intersection of Fontainebleau Blvd and NW 99th Ave (Exit out of Las Sevillas). This request is being made due to a recent car crash in the intersection that left the passengers hospitalized. Mr. Silva stated that he will have District Field Staff make this request with Miami-Dade County since they are the entity that oversees that intersection.

Ms. Edith Rodriguez, resident of Las Ramblas, stated that there have been several occasions where people have been seen hunting iguanas and Muscovy ducks in the lake located behind her house.

These individuals are hunting the wildlife with rifles and the residents in the area feel uneasy when these events take place so security and police have been called but no charges have been placed against these individuals. Ms. Rodriguez asked District Counsel if there is anything the District could do to prevent these individuals from continuing to hunt near the lakes after which Ms. Smoker stated that the District does not have policing powers but will do further research into the matter and provide an update at the next meeting.

Mr. Eddy Luna, resident of Las Ramblas, requested that the District look into trimming the trees within the District right-of-ways in Las Ramblas. Mr. Silva stated that he would relay this message to the District Field Ops Manager so that he could obtain an estimate for the aforementioned services.

F. APPROVAL OF MINUTES

1. February 26, 2024 Regular Board Meeting

Mr. Silva presented the minutes of the February 26, 2024, Regular Board Meeting. A **motion** was made by Mr. Lemus, seconded by Mr. Aparicio and passed unanimously approving the minutes of the February 26, 2024, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

Mr. Silva stated that District Ops Staff has engaged the services of a permit runner which will be aiding in the perimeter fence permit submittal to Miami-Dade County (“County”). One of the hurdles that Field Ops Staff encountered was that the County required a survey of the areas where the fence would be installed but were not made aware that the plat could also be provided to satisfy that requirement. Ms. De Torres provided District Management with the plat which saved the District a significant amount of money that would have needed to be spent on a new survey. More information regarding this matter will be provided at an upcoming meeting.

2. Discussion Regarding Speed Humps

Mr. Silva stated that a District speed humps map was sent to the Board so that they could identify the areas that warranted speed humps within Las Ramblas and Las Sevilas. Once the map with the new speed hump locations is provided to District Management, then it will be forwarded to Field Ops Staff so they could obtain quotes for the installation of the speed humps.

H. NEW BUSINESS

1. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Proposed Annual Budget

Mr. Silva presented Resolution No. 2024-02, entitled:

RESOLUTION NO. 2024-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
FONTAINEBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET FOR THE FISCAL YEAR 2024/2025;
AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva presented the resolution and provided a brief explanation for the resolution. Mr. Silva advised that since the overall proposed assessments were not increasing (decreasing for the residents of Las Ramblas) in the fiscal year 2024/2025, letters to the property owners would not be required. Mr. Silva also stated that as part of Resolution No. 2024-02, the Board must set a date for the public hearing to adopt the 2024/2025 final fiscal year budget and assessments. A discussion ensued after which:

A **motion** was made by Mr. Garcia, seconded by Ms. De Torres and unanimously passed approving and adopting Resolution No. 2024-02, as *amended*, splitting the “Capital Improvement Funds” line item into two separate line items: one for Las Ramblas (\$75,000) and another for Las Sevillas (\$25,000); and thus setting the public hearing to adopt the 2024/2025 Fiscal Year budget and assessments for May 20, 2024, at 6:30 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172.

2. Discussion Regarding Raised Sidewalks Repairs

Mr. Silva presented the proposal from Raptor Vac Systems in the amount of \$11,178 and stated that this proposal would address the trip hazards that were identified within the District sidewalks in Las Ramblas and Las Sevillas. A discussion ensued after which;

A motion was made by Mr. Lemus, seconded by Mr. Garcia, and unanimously passed approving the proposal from Raptor Vac Systems in the amount of \$11,178 for the removal of 162 trip hazards throughout the District; and thus authorizes District Counsel to draft a Small Project Agreement.

3. NEW BUSINESS: Discussion Regarding Delineators by the Guardhouse (Las Ramblas)

Mr. Lemus stated that the delineators located at the entrance of the Las Ramblas community are falling apart and need to be replaced. Mr. Silva stated that he would relay the message to the District Field Ops Manager so that he could address the request.

4. NEW BUSINESS: Discussion Regarding Entrance Gate Door Repairs (Las Ramblas)

Mr. Lemus stated that the gate door located in the entrance to the Las Ramblas community is still not installed. Mr. Silva stated that he would inquire with the Las Ramblas Association as they had the door removed as part of the implementation of the new access control system a couple of years ago.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding General Election Qualifying Period (Seat #1, #2 & #5): Noon, Monday, June 10, 2024 through, Noon, Friday, June 14, 2024

Mr. Silva advised the Board that the three (3) seats whose terms are expiring in November 2024 are Seat #1 (Mayra De Torres), Seat #2 (Arno Lemus) and Seat #5 (Edward Aparicio). Mr. Silva further explained that the qualifying period to run for the District election on the general election ballot would be from noon on June 10, 2024, through noon on June 14, 2024. An email reminding the respective Board members will be sent prior to the start of the pre-qualifying period.

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. Lemus and passed unanimously to adjourn the Regular Board Meeting at 8:29 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
127480	546302	Print Legal Ad-IPL01706300 - IPL0170630		\$1,369.06	1	80 L

Attention: Laura Archer
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

larcher@sdsinc.org

**Notice of Public Hearing
and
Regular Board Meeting of the
Fontainebleau Lakes Community
Development District**

The Board of Supervisors (the "Board") of the Fontainebleau Lakes Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on May 20, 2024, at 6:30 p.m., or as soon thereafter as the meeting can be heard, in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2024/2025 Proposed Final Budget. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Budget and/or the Agenda for these meetings may be obtained from the District's website (www.fontainebleaulakescdd.org) or at the offices of the District Manager at 561-630-4922 during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 347-2711 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

2 insertion(s) published on:

04/30/24, 05/07/24

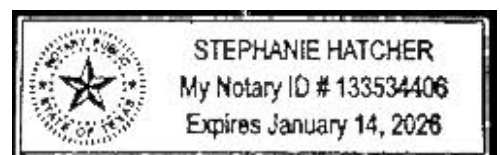
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 7th day of May in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2024/2025 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Fontainbleau Lakes Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 20th day of May, 2024.

ATTEST:

**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Fontainebleau Lakes Community Development District

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

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- I FINAL BUDGET**
- II FINAL MAINTENANCE BUDGET**
- III DETAILED FINAL BUDGET**
- IV DETAILED FINAL MAINTENANCE BUDGET**
- V DETAILED FINAL DEBT SERVICE FUND BUDGET**
- VI ASSESSMENT COMPARISON**

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

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
Administrative Assessments	92,775
Maintenance Assessments	478,723
Perimeter Fence Assessments	0
Debt Assessments	463,915
Other Revenues	0
Interest Income	600
TOTAL REVENUES	\$ 1,036,013
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 106,109
TOTAL MAINTENANCE EXPENDITURES	\$ 448,000
TOTAL PERIMETER FENCE EXPENDITURES	\$ -
TOTAL EXPENDITURES	\$ 554,109
REVENUES LESS EXPENDITURES	\$ 481,904
Bond Payments	(436,080)
BALANCE	\$ 45,824
County Appraiser & Tax Collector Fee	(20,708)
Discounts For Early Payments	(41,416)
EXCESS/ (SHORTFALL)	\$ (16,300)
Carryover From Prior Year	16,300
NET EXCESS/ (SHORTFALL)	\$ -

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

	FISCAL YEAR
	2024/2025
EXPENDITURES	BUDGET
MAINTENANCE EXPENDITURES	
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	0
AT&T Wireless	2,000
Capital Improvements Fund - Las Ramblas (North)	75,000
Capital Improvements Fund - Las Sevillas (South)	25,000
TOTAL MAINTENANCE EXPENDITURES	\$ 448,000
EXTRAORDINARY EXPENDITURES	
Steel Perimeter Fence - Las Ramblas	0
TOTAL EXTRAORDINARY EXPENDITURES	\$ -

DETAILED FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 935,204	\$ 1,322,948	\$ 1,036,013	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
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 (Capped At 3%)
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 103,426	\$ 87,506	\$ 106,109	
TOTAL MAINTENANCE EXPENDITURES	\$ 450,946	\$ 450,000	\$ 448,000	
TOTAL PERIMETER FENCE EXPENDITURES	\$ -	\$ 270,000	\$ -	Las Ramblas - 2023/2024 Line Item Only
TOTAL EXPENDITURES	\$ 554,372	\$ 807,506	\$ 554,109	
REVENUES LESS EXPENDITURES	\$ 380,832	\$ 515,442	\$ 481,904	
Bond Payments	(443,703)	(436,080)	(436,080)	2025 Principal & Interest Payments
BALANCE	\$ (62,871)	\$ 79,362	\$ 45,824	
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
EXCESS/ (SHORTFALL)	\$ (102,280)	\$ -	\$ (16,300)	
Carryover From Prior Year	0	0	16,300	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (102,280)	\$ -	\$ -	

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

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2022/2023	2023/2024	2024/2025	
EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
MAINTENANCE EXPENDITURES				
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	0	Line Item Eliminated
AT&T Wireless	1,634	0	2,000	AT&T Wireless
Capital Improvements Fund - Las Ramblas (North)	0	75,000	75,000	Capital Improvements Fund - Las Ramblas (North)
Capital Improvements Fund - Las Sevillas (South)	0	25,000	25,000	Capital Improvements Fund - Las Sevillas (South)
TOTAL MAINTENANCE EXPENDITURES	\$ 450,946	\$ 450,000	\$ 448,000	
EXTRAORDINARY EXPENDITURES				
Steel Perimeter Fence - Las Ramblas	0	270,000	0	No Change From 2023/2024 Budget
TOTAL EXTRAORDINARY EXPENDITURES	\$ -	\$ 270,000	\$ -	

DETAILED FINAL 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
Total Revenues	\$ 468,443	\$ 436,330	\$ 436,580	
EXPENDITURES				
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
Total Expenditures	\$ 439,144	\$ 436,330	\$ 436,580	
Excess/ (Shortfall)	\$ 29,299	\$ -	\$ -	

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>
Total	\$ 2,311.42	\$ 2,310.96	\$ 3,570.94	\$ 2,635.17
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>
Total	\$ 2,151.76	\$ 2,151.30	\$ 3,411.28	\$ 2,475.51
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>
Total	\$ 2,045.32	\$ 2,044.86	\$ 2,369.22	\$ 2,369.07

* 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>
Total Units	405

RESOLUTION NO. 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Fontainbleau Lakes Community Development District ("District") to establish a regular meeting schedule for fiscal year 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 20th day of May, 2024.

ATTEST:

**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**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 Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172 at **6:30 p.m.** on the following dates:

**October 21, 2024
November 18, 2024
May 19, 2025
June 16, 2025
September 15, 2025**

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

**March 17, 2025
April 21, 2025**

The purpose of the meetings is to conduct any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that the Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT

www.fontainebleaulakescdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/24