



**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 21, 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
October 21, 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. August 19, 2024 Special Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Update Regarding Perimeter Fence (Las Ramblas)
 - 2. Discussion Regarding Engineering Services Relating to the Perimeter Fence Project.....Page 5
- H. New Business
 - 1. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2023/2024 Amended Budget.....Page 15
 - 2. Discussion Regarding Parking Rules.....Page 21
- I. Administrative & Operational Matter
 - 1. 2024 Legislative Memorandum and Supplemental Memorandum.....Page 22
- J. Board Members & Staff Closing Comments
- K. Adjourn

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Fontainbleau 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 Fontainbleau 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.fontainbleaulakescdd.org

IPL0197784

Oct 10 2024

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
AUGUST 19, 2024**

A. CALL TO ORDER

District Manager Armando Silva called the August 19, 2024, Special Board Meeting of the Fontainebleau Lakes Community Development District (the “District”) to order at 6:34 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Special Board Meeting had been published in the *Miami Herald* on July 15, 2024, 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: Vanessa Aguiar (CAM Brokerage & Management LLC); Edith Rodriguez, Miami, FL.

D. ADDITIONS OR DELETIONS TO THE AGENDA

The following items were added to the agenda:

- New Business: Consider Resolution No. 2024-05 – Adopting Goals and Objectives
- New Business: Discussion Regarding Demand Letter – NW Quadrant Non-Development Green Areas
- New Business: Discussion Regarding Senate Bill No. 7040
- New Business: Discussion Regarding Driveway Expansions
- New Business: Discussion Regarding Parking Rules

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. July 22, 2024 Special Board Meeting Minutes

Mr. Silva presented the minutes of the July 22 2024, Special Board Meeting. A **motion** was made by Mr. Lemus, seconded by Mr. Aparicio and passed unanimously approving the minutes of the July 22 2024, Special Board Meeting, as *presented*.

G. OLD BUSINESS

1. Discussion Regarding Perimeter Fence

Mr. Silva stated that District Counsel had received and reviewed the title search for the open space tracts where the perimeter fence will potentially be installed and she provided the Board with her findings based on the title search. A discussion ensued after which;

A **motion** was made by Mr. Lemus, seconded by Ms. De Torres, and unanimously passed authorizing District Management to send a letter to the Keep the Bleau Green Committee with a summary of the title search findings; and thus authorizes Mr. Lemus to review/approve the letter prior to sending it to the Keep the Bleau Green Committee.

H. NEW BUSINESS

1. ADD-ON: Consider Resolution No. 2024-05 – Adopting Goals and Objectives

Resolution No. 2024-05 was presented, entitled:

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva explained that effective July 1, 2024, the Florida Legislature adopted House Bill 7013(“HB 7013”) whereas beginning October 1, 2024, the District shall establish goals and objectives and create performance measures and standards to evaluate the District’s achievement of those goals and objectives. A discussion ensued after which;

A **motion** was made by Mr. Aparicio, seconded by Ms. De Torres and unanimously passed to approve Resolution No. 2024-05; as presented.

2. ADD-ON: Discussion Regarding Senate Bill No. 7040

Mr. Silva shared with the Board the following response provided by District Engineer, Juan Alvarez (Alvarez Engineers) regarding Senate Bill No. 7040:

“The attached Bill relates to revisions to the Environmental Resource Permit Applicant’s Handbook Volume I (AHVI), which is incorporated in Rule 62-330.10 of the Florida Administrative Code (FAC).

An overview of the proposed changes listed in the attached Bill does not seem to affect existing operators of existing stormwater management systems (SWMs) (Refer particularly to Section 5.(j) of the attachment). I am inclined to say that the changes only affect applicants of new SWMs.

I have written in red next to each proposed change in the attachment the label “Does not Affect Existing O&Ms”, as being my interpretation of each proposed change.”

3. ADD-ON: Discussion Regarding Demand Letter – NW Quadrant Non-Development Green Areas

Mr. Silva provided the Board with a copy of the Demand Letter from Miami Dade County (the “County”) Department of Regulatory and Economic Resources (“DERM”) addressed to the District, Fontainebleau Lakes Single Family Homes West HOA, and Fontainebleau Lakes, LLC (Shoma Homes). The Demand Letter states that a review of DERM records has revealed that the abovementioned parties have not sent DERM a draft restrictive covenant and Opinion of Title which was originally requested in DERM’s April 9, 2021 letter. Since the District was built, Shoma Homes had been addressing all compliance related concerns pertaining to DERM Permit AW-235/9606.

Mr. Silva informed the Board that he will be reaching out to DERM to see if they have obtained a response from Shoma Homes and if not, he will assist with trying to contact someone within Shoma Homes who may be able to assist with this issue.

4. ADD-ON: Discussion Regarding Driveway Expansions

Ms. De Torres informed the Board that there are residents within the Las Ramblas community that have gone ahead and expanded their driveway approaches and have removed large portions of the grassed swales located between the road and the sidewalks. These residents have not obtained permission from the Fontainebleau Lakes Single Family Homes West HOA or the District so she would like to know if this type of modification to the driveway approach should or should not be permitted. Some board members feel that the removal of the grassed swale will contribute to a decrease in the percolation of water during rain events and will increase the chances of flooding within the community. A discussion ensued after which the Board consensus was to have the District Manager reach out to the District Engineer for his opinion regarding this matter.

5. ADD-ON: Discussion Regarding Parking Rules

Ms. De Torres stated that she would like for the District Board to revisit the Parking Rules to see if there are any modifications that need to be made pertaining to certain parking scenarios that the community is encountering. Mr. Silva stated that he would add the topic to the agenda for the next Board meeting so that the Board could review and make any necessary changes.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no Administrative & Operational Matters.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board member or staff closing comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Lemus, seconded by Ms. De Torres and passed unanimously to adjourn the Special Board Meeting at 8:46 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



May 29, 2024

Mr. Armando Silva
Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, Miami-Dade County, Florida 33193

RE: **Proposal for Stockpile Sampling**
Fountainbleau Lakes
10220 NW 10th Street
Miami, Miami-Dade County, Florida
Proposal No. P24145

Dear Mr. Silva,

At the request of Special District Services, Inc., Robayna and Associates, Inc. (R&A) has prepared this proposal to perform stockpile sampling at the above referenced property.

SCOPE OF WORK

Stockpile Sampling

It is our understanding that the client intends to excavate approximately 39 cubic yards (yd³) of material from the property during the installation of a fence. At the request of the client, R&A will collect one composite sample from the stockpile for laboratory analysis of arsenic by EPA Method 6010/6020.

R&A will mobilize to the subject property within 48-72 hours from the time the client requests the stockpile be sampled.

Upon review of the laboratory analytical results, R&A will prepare a Stockpile Sampling Report which will be submitted to the client.

DELIVERABLE AND FEE

R&A will prepare a Stockpile Sampling Report for a Lump Sum fee of \$1,050.00. This price assumes a standard 5-to-7-day turnaround time (TAT) on laboratory analysis. Expedited laboratory TAT can be performed for an additional fee.

Thank you for the opportunity of allowing us to submit our proposal to you. If this proposal is to your satisfaction, please acknowledge it by signing below and returning one copy of this proposal to us.

Sincerely yours,
ROBAYNA AND ASSOCIATES INC.

5723 NW 158th Street, Miami Lakes, Florida 33014 Tel.:(305)823-9316



A handwritten signature in blue ink, appearing to be "L. Marshall", is written over a horizontal line.

Leigh P. Marshallsay, M.A
Environmental Department Manager

ACCEPTANCE

The above fees, specifications and conditions are hereby accepted. You are hereby authorized to proceed with the services outlined, and payment will be done as outlined above.

By: _____

This _____ day of _____ 2024

GENERAL PROVISIONS:

- a. ROBAYNA AND ASSOCIATES, INC., hereafter referred as Consultants, shall prepare invoices and submit same to Special District Services, Inc., hereafter referred as Client, on the day of completion of a particular assignment or on the first day of each month based on work accomplished during the previous month. Payment to Consultant by Client shall be due within thirty (30) days of invoice. Unpaid invoices after 30 days will be subject to 1.5% interest. Consultant has the right to suspend or stop work if invoices are not paid on a timely basis as stated above, until payment is made.
- b. Reports and or plans, and the information contained herein, shall be the sole property of Consultants until payment of any unpaid balance is made in full. Client agrees that until payment is made in full, the User shall not have a proprietary interest in this signed and sealed document, or the information contained herein. Consultant shall have the absolute right to request the return of any and all copies of this report submitted to other parties, public or private, on behalf of the User in the event of nonpayment of outstanding fees.
- c. Client shall have the right to terminate this agreement for any reason whatsoever, by giving the Consultant thirty (30) days prior written notice. In the event that Client exercises this option it shall pay the Consultant all sums due to the date of termination.
- d. Consultant, if Client becomes insolvent, commits any act of bankruptcy or fails to promptly meet the payment schedule set forth in this proposal, or if the Client shall unreasonably interfere with the performances of said services described herein, shall exercise the right to terminate this agreement. The Client shall thereupon promptly pay Consultant for all work performed up to the day of termination.
- e. Project electronic and CADD files, plans originals, computations and project records are the property of the Consultant. Client is entitled to be provided with copies of progress and approved plans as required.
- f. Consultant shall also, upon written authorization from Client, perform any additional service not listed or stated in this proposal including services deemed necessary due to neglect or change in criteria not attributable to Consultant. These services shall be performed on an hourly rate, included herein.

Engineering

Jr. CADD Technician	\$ 105.00
Sr. CADD Technician	\$ 120.00
Project Manager	\$ 170.00
Field Engineer (E.I.T.)	\$ 155.00
Jr. Environmental Engineer	\$ 165.00
Sr. Environmental Engineer	\$ 195.00
Civil Engineer (P.E.)	\$ 175.00
Senior Engineer (P.E.)	\$ 195.00
Principal Engineer (P.E.)	\$ 205.00

Land Surveying

Jr. CADD Technician	\$ 105.00
Sr. CADD Technician	\$ 115.00
Field Crew (Conventional)	\$ 165.00
Field Crew (GPS)	\$ 187.00
Field Crew (3D Scan)	\$ 250.00
Field Crew (Drone)	\$ 250.00
Ground Penetrating Radar	\$ 200.00
Land Surveyor Office (S.I.T.)	\$ 170.00
Land Surveyor (P.S.M.)	\$ 195.00
Principal Land Surveyor (P.S.M.)	\$ 205.00

Reproductions

Full Size	\$4.25 / Each
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Full Size Signed and Sealed	\$10.00 / Each
Report per sheet B&W	\$0.19 / Each
Report per sheet Color	\$2.00 / Each
Portable Media	\$100.00 / Each
Mylars	\$100.00 / Each
Historical R&A File Research	\$205 / Hour

- g. Client shall be responsible for all governmental processing fees and filing fees. If Consultant provides processing and filing fees, a 20% processing will be applied to the reimbursement.
- h. Client shall be responsible for providing the engineer with all necessary soil and exfiltration tests for the design of the project unless otherwise noted on the proposal.
- i. Should the design criteria by the agencies change from those which were in effect at the time of the project start but before the approvals, the engineer will provide the client with a notification as soon as he is made aware of the changes, and the client shall be responsible for the additional fees for the redesign necessary to comply. These changes will be done at the hourly rates specified herein.
- j. Should the land become part of a new municipality and/or the procedures for approval or design criteria changes, the Consultant will have the right to charge for the additional services after notifying client.
- k. Should any of the permits or approvals by the agencies expired before the project is entirely constructed, the re-approval of the plans and any changes made to the same due to changes in design criteria, or the desires of the agencies will be charged to the Client by the Consultant on an hourly basis as shown on herein.
- l. Meetings requested by the clients for other than reasons necessary for design purposes and for the approval of the plans are not part of the fees stipulated herein and will be charged at the hourly rates as shown herein. Weekly scheduled meetings are not a part of the services listed herein and are charged hourly.
- m. Parking expenses incurred will be invoiced separately in addition to the costs described herein.
- n. The cost of copies of record as-builts from Miami-Dade WASD required for the design of this project will be invoiced as a direct cost item.
- o. If the Client requests prints and/or supplies beyond the specific use of this proposal, this service (s) shall be performed on a direct expense basis plus a 20% handling charge and be charged to the Client. Construction prints other than permit drawings are not part of this proposal.
- p. This agreement is to be considered and enforced in accordance with the laws of the State of Florida.
- q. This proposal is good for 30 days, once the fees stipulated herein are approved, they will be in effect for a period of 1 year from date of acceptance at which time they are renegotiable.

May 22, 2024

Armando Silva <asilva@sdsinc.org>
District Manager
Special District Services, Inc.

RE: Fountainbleau Lakes fence Project
C2024096952 (30-3055-092-2730), C2024096983 (30-3055-092-2810), C2024096464 (30-3055-092-2820)

Dear Mr. Silva

The following price proposal is provided for land surveying, plan preparation and permitting for the fence permit that was submitted for on the three (3) folio numbers.

Note that the soils are contaminated as documented within Case Number AW-00235. The contaminated soils must be tested before disposal to a certified landfill. Robayna and Associates can provide the necessary testing and documentation coordination to Miami-Dade County as per the comment generated. Note that the comment generated by PRS should have been on all of the process numbers are they all about the Non-Development Area.

1. Boundary and Tree Survey
Prepare a boundary survey to establish the property limits, existing improvements along the proposed work areas and survey all of the tree's within 20 feet of the work area to address protection details on the site plan. Additionally if any platted easements exist they will be plotted on the survey to be sure that
Fee: \$9,760
2. Site Plan with Tree Protection Details
Prepare a site plan detailing tree protection as per the Tree Section comment and detail that the trees will remain. It is my understanding that no trees shall be marked for removal. If we find that there are conflicts along the route we will provide to you and the association to address how you wish to the fence to continue.
Fee: \$4,495

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3. Permit Processing

This includes having a resubmittal meeting with the departments that made comments, assisting you in compilation of the package and taking over the processing of the permit. Additionally, the permit applications will be reviewed for compliance.

Fee: \$2,410

Total Fee: \$16,665

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Principal Engineer (P.E.)	\$ 205.00
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- g. Client shall be responsible for all governmental processing fees and filing fees. If Consultant provides processing and filing fees, a 20% processing will be applied to the reimbursement.
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- j. Should the land become part of a new municipality and/or the procedures for approval or design criteria changes, the Consultant will have the right to charge for the additional services after notifying client.
- k. Should any of the permits or approvals by the agencies expired before the project is entirely constructed, the re-approval of the plans and any changes made to the same due to changes in design criteria, or the desires of the agencies will be charged to the Client by the Consultant on an hourly basis as shown on herein.
- l. Meetings requested by the clients for other than reasons necessary for design purposes and for the approval of the plans are not part of the fees stipulated herein and will be charged at the hourly rates as shown herein. Weekly scheduled meetings are not a part of the services listed herein and are charged hourly.
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- n. The cost of copies of record as-builts from Miami-Dade WASD required for the design of this project will be invoiced as a direct cost item.
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- r. The services outlined within this proposal will be provided utilizing the guidelines and standards outlined within ASCE 38-02. All efforts will be made to locate any and all underground utilities whether or not provided on as-built drawings. There are limitations to the use of electromagnetic prospecting and no guarantee can be made that all underground utilities will be detected and located. Soil conditions and utility material may limit the ability to locate utilities which are not depicted upon provided as-builts or record drawings. Additionally, utilities which are stacked on top of each other may pose difficulty in detection and locating. Electromagnetic methods such as induction have a possibility of providing a horizontal location which may or may not be exact due to bleed off on to other conductive materials. Nonconductive pipe materials cannot be located with electromagnetic methods and can possibly be located using ground penetrating radar if information is available and other surface evidence is available as long as soil conditions allow.

Limitations exist with regards to capabilities of the available technology, and its interaction with specific site conditions such as soil saturation and composition, additionally utility material and depth. The processes of designating underground utilities shall not be misconstrued as being an exact location, as it may be affected by site conditions. Shallow utilities may not be visible and therefore we do not guarantee that a utility line shallower than 1-foot will be located unless record drawing or visual observation is made and it can be traced electromagnetically. Care should be taken when excavating as the utility may be within 2-feet of any marking.

If there is a need to know the exact location of the utility it is suggested that soft-digs shall be performed to establish exact location, material, diameter, and elevation.

No facility found response to a request for SUE services shall not be understood as there are no utilities in situ. If a utility is not designated during the performance of the scope of this proposal it shall not be understood that no utilities are present. All care shall be taken during excavation and the contractor shall request a dig ticket from Sunshine 811, services provided by Robayna and Associates Inc shall not be used in lieu of the utility provided service. The undersigned shall hold harmless Robayna and Associates, Inc against any losses due to the limitations of the equipment.

All arrangements regarding site access, traffic and parking control, and the clearing of surface obstructions from the area of investigation (if required) will be made by Client before and during the survey. We also assume that Client will assist in contacting and making available the appropriate utility representatives to be present, at our request, to provide access to and supervision during the evaluation of utility vaults, transformers, and/or any other confined space or hazardous area involving a utility (if required).

Client will provide any required escort during site work and will assist Robayna and Associates, Inc. in gaining required security access (if needed).

Client will make sure any temporary fencing will be moved in the areas of investigation prior to mobilization of field work.

Client accepts that due to the density of utilities within the area of investigation, a significant amount of marking paint may be applied to the ground surface during the field designation of utilities.

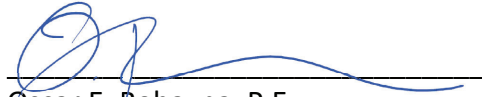
Robayna and Associates, Inc. is not responsible for moved, altered, or obliterated utility marks, or for maintaining utility marks beyond our initial investigation. If utility marks are destroyed and Client wishes to refresh them, Robayna and Associates, Inc. will impose an additional fee to relocate/remark utilities.

This proposal assumes that our field crews will have unrestricted access to the entire project area during our field effort. This proposal also assumes that investigation activities can be performed during normal business daylight hours (Monday through Friday: 0700 – 1800). If night or weekend work is required, surcharges may apply and will be based on the amount of work required and any special requirements.

Thank you for the opportunity of allowing us to submit our proposal to you. If this proposal is to your satisfaction, please acknowledge by signing below and returning one copy of this proposal to us.

Sincerely yours,

ROBAYNA AND ASSOCIATES INC.



Oscar E. Robayna, P.E.
President

ACCEPTANCE

The above fees, specifications and conditions are hereby accepted. You are hereby authorized to proceed with the services outlined, and payment will be done as outlined above.

By: _____

This _____ day of _____ 2024



Client Intake Work Sheet

Primary Contact

Company Name: _____

Contact Person: _____

Contact Address: _____

Contact Number: _____

Contact E-mail: _____

Billing Contact

Company Name: _____

Contact Person: _____

Contact Address: _____

Contact Number: _____

Contact E-mail: _____

***If different than primary contact, please provide signature below confirming billing responsibility.**

Billing Contact Signature

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RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Fontainbleau Lakes Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is hereby approved and adopted.

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

PASSED, ADOPTED and EFFECTIVE this 21st day of October, 2024.

ATTEST:

**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Fontainebleau Lakes Community Development District

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

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AMENDED FINAL BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Administrative Assessments	92,836	96,746	96,746
Maintenance Assessments	478,723	478,723	478,723
Perimeter Fence Assessments	287,234	287,234	287,234
Debt Assessments	463,915	463,915	463,915
Other Revenues	0	2,900	2,900
Interest Income	240	23,200	23,133
TOTAL REVENUES	\$ 1,322,948	\$ 1,352,718	\$ 1,352,651
EXPENDITURES			
ADMINISTRATIVE ASSESSMENTS			
Supervisor Fees	3,000	1,400	1,400
Payroll Taxes (Employer)	230	107	107
Management	31,956	31,956	31,956
Secretarial & Field Operations	6,300	6,300	6,300
Legal	13,000	30,000	25,288
Assessment Roll	10,000	10,000	10,000
Audit Fees	3,300	3,300	3,300
Arbitrage Rebate Fee	650	650	650
Insurance	9,145	22,738	22,738
Legal Advertisements	800	3,800	2,717
Miscellaneous	2,200	2,200	1,745
Postage	600	260	250
Office Supplies	800	550	494
Dues & Subscriptions	175	175	175
Trustee Fee	3,250	3,250	3,250
Continuing Disclosure Fee	350	350	350
Website Management	1,750	1,750	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 87,506	\$ 118,786	\$ 112,470
TOTAL MAINTENANCE EXPENDITURES	\$ 450,000	\$ 345,009	\$ 315,914
TOTAL PERIMETER FENCE EXPENDITURES	\$ 270,000	\$ 270,000	\$ 12,008
TOTAL EXPENDITURES	\$ 807,506	\$ 733,795	\$ 440,392
REVENUES LESS EXPENDITURES	\$ 515,442	\$ 618,923	\$ 912,259
BOND PAYMENTS	(436,080)	(443,475)	(443,475)
BALANCE	\$ 79,362	\$ 175,448	\$ 468,784
COUNTY APPRAISER & TAX COLLECTOR FEE	(26,454)	(12,792)	(12,792)
DISCOUNTS FOR EARLY PAYMENTS	(52,908)	(45,510)	(45,510)
EXCESS/ (SHORTFALL)	\$ -	\$ 117,146	\$ 410,482
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 117,146	\$ 410,482

FUND BALANCE AS OF 9/30/23
FY 2023/2024 ACTIVITY
FUND BALANCE AS OF 9/30/24

\$223,969
\$117,146
\$341,115

Notes

Carryover from prior year of \$16,300 to be used to reduce Fiscal Year 2024/2025 Assessments.

AMENDED FINAL BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
MAINTENANCE EXPENDITURES
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
MAINTENANCE EXPENDITURES			
Engineering/Annual Report/Inspections	4,000	4,500	4,213
Lake Tract Aquatic Maintenance (Includes Parcel 1)	14,000	10,500	9,460
Landscaping Service/Pest Control/Fertilizer	110,000	102,000	96,010
Mulch (Tree Rings & Shrubbery Beds)	40,000	35,000	30,892
Irrigation Systems Maintenance (North & South)	10,000	8,000	7,605
Community Lighting Upkeep (North & South)	15,000	9,000	4,591
FP&L - Power - Street Lighting (North & South)	18,000	20,317	20,317
FP&L - Power - Irrigation Pump Stations (North & South)	3,000	2,524	2,524
FP&L - Power - Lift Stations (North & South)	5,000	3,918	3,918
Roadways & Street Maintenance (North & South)	35,000	42,000	39,389
Fountain Maintenance (Tract A)	3,000	3,000	2,055
Entrance/Exit Gate Maintenance/Repairs (North & South)	10,000	4,000	2,756
Hurricane Preparedness/Miscellaneous	15,000	3,000	0
Lift Station Maintenance (North & South)	25,000	35,000	34,282
Miscellaneous Improvements (North & South)	42,000	60,000	56,177
Dumpster Rental	1,000	0	0
AT&T Wireless (Hot Spot)	0	2,250	1,725
Capital Improvements Fund	100,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 450,000	\$ 345,009	\$ 315,914

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

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income	250	29,970	29,942
NAV Tax Collection	436,080	443,475	443,475
Total Revenues	\$ 436,330	\$ 473,445	\$ 473,417
EXPENDITURES			
Principal Payments	245,000	245,000	245,000
Interest Payments	184,956	188,019	188,019
Bond Redemption	6,374	0	0
Total Expenditures	\$ 436,330	\$ 433,019	\$ 433,019
Excess/ (Shortfall)	\$ -	\$ 40,426	\$ 40,398

FUND BALANCE AS OF 9/30/23	\$559,406
FY 2023/2024 ACTIVITY	\$40,426
FUND BALANCE AS OF 9/30/24	\$599,832

Notes

Bond Reserve Fund Balance = \$251,609*. Bond Revenue Fund Balance = \$348,223*.

Revenue Fund Balance To Be Used To Make 11/1/24 Interest Payment Of \$90,947.

* Approximate Amounts

Series 2016 Bond Refunding Information

Original Par Amount =	\$6,430,000	Annual Principal Payments Due:
Interest Rate =	2.00% - 4.125%	May 1st
Issue Date =	October 2016	Annual Interest Payments Due:
Maturity Date =	May 2038	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$4,610,000	

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT

RULES for Parking on District Property

- 1.1 Any vehicle parked in violation of District parking rules as set forth herein may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors, subject to the provisions of applicable ordinances of Miami-Dade County and Florida Statutes. "No Parking" signs shall be installed at the location of towing areas in accordance with the requirements of applicable ordinances of Miami-Dade County and Florida Statutes. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including the requirements of Chapter 316, Florida Statutes, are to be enforced by the Miami-Dade Police Department or approved law enforcement agency having jurisdiction thereof.
- 1.2 Except as otherwise provided by resolution of the Board of Supervisors, on-street parking is prohibited twenty-four (24) hours a day, seven (7) days a week on all District streets, roadways, thoroughfares, or rights-of-way and on all other District property.
- 1.3 Parking is prohibited upon or within all non-paved District property including, but not limited to, landscaped areas within or adjacent to any District's right-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
- 1.4 Marked law enforcement or other emergency vehicles are exempt from the parking rules prohibiting on-street parking. Owners/residents who are law enforcement or emergency services officials may not leave their law enforcement or other emergency vehicles in District parking areas described in Rules 1.1 to 1.3, unless they are performing official duties at that location.
- 1.5 The enforcement of these parking rules may be suspended in whole or in part for specified periods of time, as determined by the District.
- 1.6 No vehicle maintenance or repair shall be permitted over or on any portion of the District road rights-of-way or other District property.
- 1.7 Anyone operating a motor vehicle upon District road right-of-way shall do so in accordance with Florida law and posted speed limits and traffic regulations.
- 1.8 If District property is damaged or in need of repair as a result of violation of these rules, the District will provide an invoice to the property owner who is in violation for the reasonable cost of repair. In the event the invoice remains unpaid, the charges for the repair shall be added to the Operating and Maintenance assessment attributable to the violator's property within the District on the next ensuing tax bill.

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: July 12, 2024

RE: 2024 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2024 – 136, Laws of Florida (HB 7013). The legislation establishes a 12-year term limit for members of popularly elected bodies governing independent special districts, excluding terms starting before November 5, 2024, and excluding certain districts. Supervisors of Community Development Districts (CDDs) do not have term limits. The act provides that the boundaries of independent special districts may only be changed by general law or special act. The law revises criteria for declaring special districts inactive, to include those with no revenue, expenditures, or debt for five consecutive fiscal years, and extends the objection period for proposed inactive status declarations from 21 to 30 days. The law stipulates that a special district deemed inactive can only use funds to service outstanding debt and fulfill existing bond covenants and contractual obligations. Additionally, the law repeals section 163.3756, F.S., to align the regulations for Community Redevelopment Agencies (CRAs) with those applicable to other special districts. The bill repeals sections 165.0615 and 190.047, F.S., which allow independent special districts and CDDs, respectively, to convert to a municipality without legislative approval.

Performance Measures and Standards

The legislation also mandates special districts to establish goals, objectives, performance measures, and standards for each program and activity they undertake by October 1, 2024, or the end of their first full fiscal year, and to report annually on their achievements and performance. Furthermore, by December 1 of each subsequent year, each district must produce an annual report detailing the goals and objectives it has accomplished, the performance measures and standards used for evaluation, and any goals or objectives that were not met. The annual report must be published on the District's website.

For independent special fire control districts, the bill requires reporting on volunteer firefighter training by October 1 annually.

The legislation reduces the maximum ad valorem millage rate for mosquito control districts from 10 mills to one mill, allowing an increase to two mills via referendum, and requires submission of work plans and budgets to receive state funds. Lastly, the law prohibits the creation of new Neighborhood Improvement Districts (NIDs) after July 1, 2024, and mandates a performance review of existing NIDs by September 30, 2025.

The effective date of this act is July 1, 2024.

2. Chapter 2024 – 80, Laws of Florida (HB 433). The legislation prohibits political subdivisions from establishing, mandating, or requiring employers, including those contracting with political subdivisions, to meet heat exposure requirements not mandated by state or federal law. The law clarifies that it does not limit the authority of political subdivisions to establish heat exposure requirements¹ for their direct employees. Effective September 30, 2026, the law amends Florida’s wage and employment benefits law, prohibiting political subdivisions from controlling or affecting wages or employment benefits provided by vendors, contractors, service providers, or other parties through purchasing or contracting procedures. In addition the law prohibits using wages or employment benefits as evaluation factors or awarding preferences based on them. The law removes the ability of local governments to require a minimum wage for certain employees under contract terms and states that these revisions do not impair contracts entered into before September 30, 2026. Lastly, this act prohibits local governments from adopting or enforcing regulations on employee scheduling, including predictive scheduling, by private employers except as expressly authorized or required by state or federal law, rule, regulation, or federal grant requirements. Except as otherwise provided, the effective date of this act is July 1, 2024.

3. Chapter 2024 – 204, Laws of Florida (HB 149). The legislation raises the maximum limit for continuing contracts under the Consultants' Competitive Negotiation Act (CCNA) from an estimated per-project construction cost of \$4 million to \$7.5 million, with an annual adjustment based on the Consumer Price Index (CPI). Starting July 1, 2025, and annually thereafter, the Department of Management Services (DMS) is mandated to adjust the maximum allowable amount for each project in a continuing contract according to the change in the June-to-June CPI for All Urban Consumers, as issued by the Bureau of Labor Statistics. DMS is required to publish the adjusted amount on its website. The effective date of this act is July 1, 2024.

4. Chapter 2024 – 202, Laws of Florida (HB 59). The legislation amends section 720.303, F.S., requiring Homeowner Associations (HOAs) to provide a physical or digital copy of the HOA’s rules and covenants to all members by October 1, 2024. This requirement extends to all new members upon joining and includes providing updated copies whenever amendments to the rules or covenants occur. HOAs are authorized to set standards for the distribution method and timing for these documents. The law also stipulates that HOAs maintain certain official records, such as the HOA’s declaration of covenants and any amendments, within the state for at least seven years. These records must be accessible to parcel owners for inspection or copying, either physically or electronically. The effective date of this act is July 1, 2024

¹ A standard to control an employee’s exposure to heat or sun and mitigate its effects. This includes employee monitoring, water consumption, cooling measures, acclimation periods, informational notices, heat exposure programs, first-aid measures, protections for reporting heat exposure, and related reporting and recordkeeping.

5. Chapter 2024 – 221, Laws of Florida (HB 1203). The legislation establishes educational requirements for community association managers (CAMs) and HOA directors. By January 1, 2025, HOAs with 100 or more parcels must post certain official records on their website or application. It allows parcel owners to request a detailed accounting of any amounts owed to the HOA, and if not provided, the board forfeits any outstanding fine under specific conditions. The bill prohibits HOAs and their committees from imposing requirements on the interior of structures not visible from the frontage, adjacent property, common areas, or golf courses. The law also forbids the need for HOA or committee approval for central air-conditioning, heating, or ventilating systems if not visible from the frontage, adjacent property, common area, or golf course, and if they are similar to approved systems. Criminal penalties are introduced for HOA officers, directors, or managers accepting kickbacks. Additionally, HOAs cannot prevent homeowners from installing vegetable gardens and clotheslines in non-visible areas, and certain HOA election voting activities are classified as a first-degree misdemeanor. The effective date of this act is July 1, 2024.

6. Chapter 2024 – 44, Laws of Florida (HB 621). The legislation establishes section 82.036, F.S., creating a process for removing unauthorized persons (squatters) from residential property. Property owners or their authorized agents can file a verified complaint with the county sheriff, who, upon verifying the complainant's identity and ownership, must serve notice to the occupants to vacate immediately. The law grants immunity to the sheriff and property owner for any property loss or damage unless the removal is wrongful. It also establishes a civil cause of action for wrongful removal, allowing the wrongfully removed party to seek damages, court costs, and attorney fees. The effective date of this act is July 1, 2024.

7. Chapter 2024 – 147, Laws of Florida (SB 7020). The legislation amends section 1.01, F.S., the statute defining “registered mail,” to broaden the range of acceptable delivery services for meeting statutory registered mail requirements in the state. The new definition of “registered mail” now explicitly includes any delivery service by the U.S. Postal Service or a private delivery service that provides proof of mailing or shipping and proof of delivery, confirmed by a receipt signed by the addressee or a responsible person at the delivery address. Additionally, “return receipt requested” is defined to encompass delivery confirmation services by the U.S. Postal Service or private delivery services that offer similar proof of delivery. These amendments are remedial in nature and apply retroactively. The effective date of this act is May 6, 2024.

8. Chapter 2024 – 263, Laws of Florida (HB 321). This legislation specifies that any individual who intentionally releases, organizes the release of, or causes the release of balloons inflated with lighter-than-air gas commits an act of littering and is subject to corresponding penalties². However, children aged six or younger who engage in such activities are exempt from noncriminal littering infractions and associated penalties. The bill removes the exemption for balloons deemed biodegradable or photodegradable by Florida Fish and Wildlife Conservation rules. It also eliminates the provision allowing citizens to petition a circuit court to prevent the release of ten or more balloons. Additionally, the bill revises definitions in section 403.413, F.S., the Florida Litter Law, to include:

² The penalty for littering generally corresponds to the amount of litter discarded. ≤ 15 pounds or ≤ 27 cubic feet = Noncriminal infraction, punishable by a civil penalty of \$150. > 15 pounds but ≤ 500 pounds or > 27 cubic feet but ≤ 100 cubic feet = First-degree misdemeanor, punishable by up to one year in jail and a \$1,000 fine. > 500 pounds or > 100 cubic feet = Third-degree felony, punishable by up to five years’ imprisonment and a \$5,000 fine. It is the duty of all law enforcement officers to enforce Florida’s Litter Law.

- “Dump,” specifying that it encompasses the intentional release, organization of the release, or causation of the release of balloons.
- “Litter,” explicitly adding balloons to the definition.

The effective date of this act is July 1, 2024.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: August 9, 2024

RE: 2024 Legislative Update – Supplemental Information

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. Below is a summary of an additional law that was not included in the 2024 Legislative Update.

Chapter 2024 – 184, Laws of Florida (HB 7063). The legislation, among other things, amends section 787.06, F.S., to require nongovernmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services. Special districts, including community development districts, are defined as governmental entities under this statute. The effective date of this act is July 1, 2024.

For convenience, we have included a copy of the legislation referenced in this memorandum. In addition, attached is a form of the affidavit that nongovernmental entities will need to execute when entering, renewing, or extending a contract with a community development district or special district. We request that you include this supplemental memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel.

Enclosures (2)