



**FONTAINBLEAU LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
NOVEMBER 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 Ramblas  
Clubhouse Conference Room  
9960 NW 10<sup>th</sup> Terrace  
Miami, Florida 33172  
**REGULAR BOARD MEETING**  
November 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. October 21, 2024 Regular Board Meeting Minutes.....Page 2
- G. Old Business
  - 1. Update Regarding Perimeter Fence (Las Ramblas)
- H. New Business
  - 1. Discussion Regarding Parking within Las Sevillas
- I. Administrative & Operational Matter
- J. Board Members & Staff Closing Comments
- K. Adjourn



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 |
|-----------|--------------|---|----------|----------|------|-------|
| 142128    | 599317       | Print Legal Ad-IPL01977840 - IPL0197784 |          | \$825.40 | 2    | 55 L  |

**Attention:** Laura J. Archer

Fontainebleau Lakes Community Development District  
 c/o Special District Services, Inc.  
 2501A Burns Road  
 Palm Beach Gardens, Florida 33410  
 LArcher@sdsinc.org

**FONTAINEBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT  
 FISCAL YEAR 2024/2025 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.**

**FONTAINEBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**

[www.fontainebleaulakescdd.org](http://www.fontainebleaulakescdd.org)  
 IPL0197784  
 Oct 10 2024

**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

1 insertion(s) published on:

10/10/24

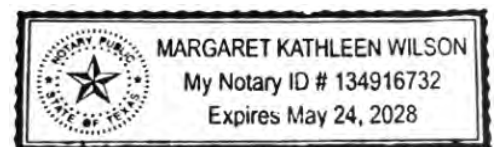
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of two years 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 10th day of October in the year of 2024

*Margaret K. Wilson*

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!

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 21, 2024**

**A. CALL TO ORDER**

District Manager Armando Silva called the October 21, 2024, Regular Board Meeting of the Fontainebleau Lakes Community Development District (the “District”) to order at 6:37 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 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 Humberto Jovanovic, Miguel Garcia (arrived at 6:45 p.m.) and Arno Lemus constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; and General Counsel Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance were: Angel and Esteban Garcia, Miami, FL; Jesus Carcasses, Miami, FL; Mario Echevarria, Miami, FL; Rosalia Echevarria, Miami, FL; Guillermo Cuadra, Miami, FL.

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

The following items were added to the agenda:

- New Business: Discussion Regarding Parking Rules
- New Business: Discussion Capital Improvements Fund

**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. August 19, 2024 Special Board Meeting & Public Hearing Minutes**

Mr. Silva presented the minutes of the August 19, 2024, Regular Board Meeting and Public Hearing. A **motion** was made by Ms. De Torres, seconded by Mr. Aparico and passed unanimously approving the minutes of the August 19, 2024, Special Board Meeting and Public Hearing, as *amended*, thus revising the name of General Counsel in attendance to “Liza Smoker” (agenda item C. – 2<sup>nd</sup> paragraph).

**G. OLD BUSINESS**

**1. Update Regarding Perimeter Fence**

Mr. Silva invited Messrs. Carcasses and Echevarria to discuss their concerns over the installation of a perimeter fence in the NW Open Space Quadrant in which a lengthy discussion ensued. They cited “Keep The Bleau Green” citing it as historic area and a detrimental installation as well as an eyesore designed to restrict the access to the open space area from the neighboring residents who have a right to the area. Board Member Mr. Lemus responded by citing the several security issues that has affected the Las Ramblas Community over the last couple years and the community has a right to protect its residents. Mr. Silva also commented that the fence design will have open ingress and egress to provide access to the public. As discussion ensued after which Messrs. Carcasses and Echevarria said they would be open to discussing the project further to come to an agreement at the next meeting.

## **2. Discussion Regarding Engineering Services Relating to the Perimeter Fence Project**

Mr. Silva presented the proposal from Robayna and Associates Inc. for the Stockpile Sampling and Boundary and Tree Survey.

A **motion** was made by Mr. Lemus, seconded by Ms. De Torres and unanimously passed approving the proposal from Robayna and Associates Inc. and the District, pertaining stockpile sampling and Boundary and Tree Survey for the installation of the fence project areas throughout the District, for an amount no to exceed \$18,000.

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2023/2024 Amended Budget**

Mr. Silva presented Resolution No. 2024-06, entitled:

#### **RESOLUTION NO. 2023-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBELAU LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED BUDGET (“AMENDED BUDGET”). PURSUANT TO CHAPTER 189, FLORIDA STATUES; AND PROVIDING AN EFFECTIVE DATE**

Mr. Silva read the title of the resolution into the record and provided an explanation for the document. He further stated the Operating Fund as of September 30, 2024, had a positive balance. A discussion ensued regarding the increased legal cost due to the fence project.

A **motion** was made by Ms. De Torres, seconded by Mr. Garcia and unanimously passed to approve and adopt Resolution No. 2024-06, *as presented*; thereby setting the amended/revised final budget for the 2023/2024 Fiscal Year.

### **2. Discussion Regarding Parking Rules**

In Las Sevillas individuals are taking up guest parking space with unregistered third parking spaces. The Las Sevillas Homeowners Association is requesting to use the CDD owned parking spaces located outside the community for 90 days. The Las Ramblas Community is requesting the suspension

of rule 1.4 of the Amended District Parking Rules and allow temporary parking rules on Holidays that's been used yearly and add additional areas for guest parking.

A **motion** was made by Ms. De Torres, seconded by Mr. Garcia and unanimously passed to temporarily suspend District Parking Rule 1.3 within Tract R (for 90 days) and District Parking Rule 1.4 within Tract A (during the Holiday Season).

### **3. ADD-ON: Capital Improvements Fund**

Mr. Garcia was requesting the Capital Improvements Funds be split and designated to the corresponding communities, identifying the funds from Las Ramblas and Las Sevillas, respectively. Mr. Silva responded it will be visible in the Fiscal Year 2024/2025 Final Budget.

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

Ms. Smoker reminded the Board members to complete their ethics training and submit confirmation to Mr. Silva. Ms. Smoker also reminded that small project agreements for non-government entities must sign a non-coercion affidavit.

#### **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 9:43 p.m.

---

Secretary/Assistant Secretary

---

Chairperson/Vice Chairperson