



**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
APRIL 21, 2025
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
April 21, 2025
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 17, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Update Regarding Perimeter Fence (Las Ramblas).....Page 7
- H. New Business
 - 1. Discussion Regarding Maintenance of CDD Surveillance Cameras.....Page 8
- I. Administrative & Operational Matter
 - 1. Discussion Reminder: Form 1 - Statement of Financial Interest – Due: July 1, 2025
- 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 Villas 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
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

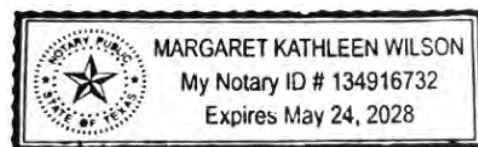
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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
MARCH 17, 2025**

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 6:42 p.m. in the Las Sevillas Roundabout located at 10012 NW 7th Street, Miami, Florida 33172.

B. SEAT NEWLY ELECTED BOARD MEMBERS (SEATS 1,2, &5)

The elected Board members were seated to Seat #1 (Mayra de Torres), Seat #2 (Arno Lemus), and Seat #5 (Eddy Luna).

C. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 10, 2024, as legally required.

D. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairperson Mayra De Torres, Vice Chairperson Humberto Jovanovic and Supervisors Miguel Garcia, Eddy Luna, and Arno Lemus (via speakerphone) 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 Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance were: Edward Aparacio, Miami, FL; Oscar Galvez, Miami, FL; Edith Rodriguez, Miami, FL; Daniela Montero, Miami, FL.

E. CONSIDER RESOLUTION NO. 2025-01 – ELECTION OF OFFICERS

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT
DISTRICT (“DISTRICT”) ELECTING THE OFFICERS OF THE
DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

As a result of the changes to the Board of the District, Mr. Silva recommended that re-election of the District’s Officers take place. He provided the following slate of names for election:

- Chairperson – Mayra De Torres
- Vice Chairperson – Humberto Jovanovic
- Secretary/Treasurer – Armando Silva
- Assistant Secretaries – Eddy Luna, Arno Lemus, Miguel Garcia, Nancy Nguyen, and Gloria Perez

A **motion** was made by Mr. Garcia, seconded by Ms. De Torres and passed unanimously to *elect* the District's Officers, as listed above.

F. ADDITIONS OR DELETIONS TO THE AGENDA

No additions or deletions at this time.

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

There were no comments from the public at this time.

G. APPROVAL OF MINUTES

1. November 18, 2024 Regular Board Meeting

Mr. Silva presented the minutes of the November 18, 2024, Regular Board Meeting. A **motion** was made by Mr. Garcia, seconded by Ms. De Torres and passed unanimously approving the minutes of the November 18, 2024, Regular Board Meeting, as presented.

H. OLD BUSINESS

1. Update Regarding Perimeter Fence (Las Ramblas)

Mr. Silva provided an update on the ongoing perimeter fence project for the Las Ramblas community. The District permit was rejected by the Miami-Dade County Zoning Department. District Counsel has prepared a letter to submit to Miami-Dade County which will address the comments that were brought up by Miami-Dade County. These comments mimic the same comments that were brought up by Keep the Bleau Green and were originally not mentioned by Miami-Dade County as part of the initial permit process. Furthermore, a discussion ensued on the proper way to proceed with the building permit rejection and the consensus was to have District Management reach out to the Miami-Dade County Zoning Attorney (now in charge of reviewing the permit) to schedule a meeting to discuss the District's stance on pertaining to the perimeter fence project.

H. NEW BUSINESS

1. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Annual Budget

Mr. Silva presented Resolution No. 2025-02, entitled:

RESOLUTION NO. 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
FONTAINBLEAU 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) in the fiscal year 2025/2026, letters to the property owners would not be required. Mr. Silva also stated that as part of Resolution No. 2025-02, the Board must set a date for the public hearing to adopt the 2025/2026 final fiscal year budget and assessments. A discussion ensued after which:

A **motion** was made by Ms. De Torres, seconded by Mr. Garcia and unanimously passed approving and adopting Resolution No. 2025-02 thus setting the public hearing to adopt the 2025/2026 Fiscal Year budget and assessments for June 16, 2025, at 6:30 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172.

2. Consider Resolution No. 2025-03 – Designating a Registered Agent

Mr. Silva presented Resolution No. 2025-03, entitled:

RESOLUTION NO. 2025-03

A RESOLUTION OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT’S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

Mr. Silva explained that Florida Statutes requires that the District designate a registered office and registered agent for the purpose of accepting service of process, notice, or demand that is required by law to be served upon the District. He further explained that it is necessary to designate a new registered agent and update the business address of the registered office. A discussion ensued, after which:

A **motion** was made by Mr. Garcia, seconded by Ms. De Torres and unanimously passed designating Michael J. Pawelczyk as the Fountainbleau Lakes Community Development District registered agent, and designating the registered office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301.

3. Discussion Regarding Cameras Maintenance Plans (Las Ramblas)

Mr. Silva presented a proposal from War Entertainment Inc. pertaining to the maintenance of the District surveillance cameras located within the Las Ramblas community. Mr. Silva also discussed the possibility of a down detector for the cameras. The Board tabled the approval and requested additional maintenance proposals be submitted

4. Discussion Regarding Entrance Gate Improvements (Las Sevillas)

Mr. Garcia stated that the gate system located within Las Sevillas is in need of repair and more often lately that the system has aged. The Las Sevillas Homeowner’s Association received a proposal from Fantasy Gates and wanted to discuss whether or not it constituted a capital improvement and setting a precedent for future use of what defines a capital improvement. A discussion ensued among the Board and ultimately was decided to not use the capital fund to pay for the repairs and consider it a District Maintenance expenditure. Another discussion ensued after which;

A **motion** was made by Mr. Garcia, seconded by Ms. De Torres and unanimously passed approving the proposal from Fantasy Gates for an amount not to exceed \$20,000 for the replacements of the two swing gate motors located in Las Sevillas.

5. Consider Approval of DeAngelo Contracting Services (Aquagenix) Request for Assignment of their Agreement to TIGRIS Aquatic Services

Mr. Silva presented a letter from DeAngelo Contracting Services stating their intention to enter into an acquisition agreement with TIGRIS Aquatic Services, LLC. A discussion ensued after which;

A **motion** was made by Mr. Jovanovic, seconded by Mr. Garcia and unanimously passed accepting the transfer of the District Aquatic Maintenance contract to be transferred into the name of TIGRIS Aquatic Services LLC.

6. Consider Ratification of the Professional Engineering Services Agreement with Robayna and Associates, Inc.

Mr. Silva presented the Professional Engineering Services Agreement between the District and Robayna and Associates, Inc. and stated that the Agreement has already been executed. A discussion ensued after which;

A **motion** was made by Ms. De Torres seconded by Mr. Garcia and unanimously passed ratifying the Professional Engineering Services Agreement between the District and Robayna and Associates, Inc.

7. Consider Ratification of the First Amendment to the Lawn and Landscaping Maintenance Service Agreement.

Mr. Silva presented an Amendment to the Lawn and Landscaping Maintenance Agreement between the District and FRD Complete Tree Service & Lawn Care, Inc., increasing the yearly contracted services amount from \$87,374.00 to \$99,477. A discussion ensued after which;

A **motion** was made by Mr. Jovanovic, seconded by Ms. De Torres and unanimously passed accepting the Amendment to the Lawn and Landscaping Agreement between the District and FRD Complete Tree Service & Lawn Care, Inc.

K. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding Memorandum Regarding the Legal Requirements for Miami-Dade County CDDs Owning/Maintaining Stormwater Management Systems

District Counsel submitted a memorandum advising the District of the legal requirements with owning and maintaining stormwater management systems within Miami-Dade County. Certain permitting requirements are now necessary as well as Operation & Maintenance manuals that are now required to submit to Miami-Dade County.

L. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member or Staff closing comments.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. De Torres, seconded by Mr. Garcia and passed unanimously to adjourn the Regular Board Meeting at 8:03 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Overall of Fence Project

2025-04-02





Las Ramblas Community Safety and Security

Purpose: Armando, the purpose of this document is to share information regarding how we may enhance safety and security at our Las Ramblas community.

Disclaimer: Please note that *this is not a commercial proposal* and that I have no financial interest in this matter. What I mean is that if the CDD and Las Ramblas leadership decide to implement any of these suggestions, my company will not be participating, because as you know, our business focuses on the U.S. government overseas. However, if the community believes I can personally add value, I can provide advise at no cost.

Executive Summary: After listening to our neighbors' concerns and my experience living in our community for more than 10-years, I believe that we have made much progress in the area of electronic security. However, with a few minor adjustments to our existing electronic security approach, we may improve safety and security. Below is an image indicating the two areas of interest (at the end of our community), where we can enhance security.



The enhancement is basically to add cameras at the *roundabout* ("Rotonda"), by:

- 1) Adding three cameras and one antenna and connecting with the cameras already installed in the playground area (Area 2), where the monkey bars are located.
- 2) The second enhancement would be to display all the cameras at the entrance guard house. There is no training required because the guards will only be monitoring and reporting based on community or CDD written procedures. However, this monitoring task may need to be added to the guard contract.
- 3) Contracting a qualified vendor to provide preventive and corrective maintenance. Additionally, the vendor should provide video recording forensic services to support incidents evaluations. As a community service, I can assist with drafting a scope of work for this service.

Recommended next steps: One of the first steps should be to inspect the area where the two enhancements would take place, if approved. Then a cost estimate should be developed based on a set of tasks to be executed. Once the estimate is available, the proposal should be presented to the decision makers for a go head or not. Below is a list of primary tasks that would need to be executed.

Area 1 (Roundabout): The existing light post can be used to install three cameras and equipment cabinet. One advantage is that there is an existing electrical outlet at the base of the light post. This camera system will also connect the existing cameras installed in Area 2 (Playground at end of the community). See photos below.

Rationale: As shown in the photos (on the right), there is public access to and from our community and this could be a security vulnerability, because anyone can enter or exit from this sidewalk leading to other communities. By adding cameras, visitors can be monitoring when entering or exiting our common areas.

Area 2 (Playground): The task here focuses on installing one antenna to connect with the system in Area 1. The antenna would be placed on top of the existing light post. The existing Internet router in Area 2, would be moved to Area 1. This is a very simple task and should take approximately one hour to complete.

Rationale: By connecting the existing four cameras in Area 2 with Area 1, the community will have better visibility to monitor these areas.





| | | |
|------------|--|--------------------------|
| Attention: | Armando Silva | Project: Security System |
| Title: | Special District Services | Project: CCTV |
| | Fontainebleau Lakes Community Development District | P.O. Number: |
| Address: | 2501 A Burns Rd | Invoice Number: W250133 |
| | Palm Beach Gardens, FL 33410 | Term: 30 days |
| Date: | Feb 5, 2025 11:00 PM | <----- Pending |

MAINTENANCE PLAN PROPOSAL

| ***** DESCRIPTION***** | QUANTITY | UNIT PRICE | COST |
|--|----------|--------------|-----------------|
| Remote Monitoring 24/7 for malfunction or system offline | | | 0.00 |
| Remote training as request, via zoom, team viewer, Anydesk or conference call | | | 0.00 |
| help to research evidence in criminal or delinquency cases | | | 0.00 |
| Maintenance Cameras System (clean lens and contacts) every 4 months | | | 0.00 |
| Included Club House system | | | 0.00 |
| Included Play Ground "ROUND" | | | 0.00 |
| Included Play Ground "MONKEY BAR" | | | 0.00 |
| Included Guard House (tenis, mail box, black water pump station, under bridge and fountain blue exit | | | 0.00 |
| | | | 0.00 |
| | | | 0.00 |
| Labor Company rate 85 x H (min 3 hour) \$ 255.00 | 6 | 85.00 | 510.00 |
| | | Subtotal | \$510.00 |
| ADJUSTMENT EXEMPTION TAX FOR CDD | | 0.00% | \$0.00 |
| Monthly Charge \$ 510.00 total at year \$ 6,120.00 | | TOTAL | \$510.00 |
| Repair and New equipment are not included. | | | |

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

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

Alex Reutlinger

Armando Silva



| | | |
|------------|--|--------------------------|
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| Title: | Special District Services | Project: CCTV |
| | Fontainebleau Lakes Community Development District | P.O. Number: |
| Address: | 2501 A Burns Rd | Invoice Number: W250133 |
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| help to research evidence in criminal or delinquency cases | | | 0.00 |
| Maintenance Cameras System (clean lens and contacts) every 4 months | | | 0.00 |
| Included Club House system | | | 0.00 |
| Included Play Ground "ROUND" | | | 0.00 |
| Included Play Ground "MONKEY BAR" | | | 0.00 |
| Included Guard House (tenis, mail box, black water pump station, under bridge and fountain blue exit | | | 0.00 |
| | | | 0.00 |
| | | | 0.00 |
| Labor Company rate 85 x H (min 3 hour) \$ 255.00 | 6 | 85.00 | 510.00 |
| | | Subtotal | \$510.00 |
| ADJUSTMENT EXEMPTION TAX FOR CDD | | 0.00% | \$0.00 |
| Monthly Charge \$ 510.00 total at year \$ 6,120.00 | | TOTAL | \$510.00 |
| Repair and New equipment are not included. | | | |

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Alex Reutlinger

Armando Silva