



**FONTAINBLEAU LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
NOVEMBER 17, 2025  
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 17, 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. October 20, 2025 Regular Board Meeting Minutes.....Page 3
- G. Old Business
  - 1. Update Regarding Perimeter Fence Project
    - Revision to the Site Plan.....Page 7
- H. New Business
  - 1. Discussion Regarding Case No. AW-235
    - Environmental Attorney Services Quote.....Page 8
- I. Administrative & Operational Matter
- J. Board Members & Staff Closing Comments
- K. Adjourn

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57948	IPL0279120	Legal Ad - IPL0279120		1.0	92.0L

ATTENTION: Fontainebleau Lakes Community Development District IP  
 2501A Burns Road  
 Palm Beach Gardens, FL 33410  
 larcher@sdsinc.org

PUBLISHED DAILY  
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:  
 10/10/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

**FONTAINEBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**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 20, 2025**  
**November 17, 2025**  
**April 20, 2026**  
**May 18, 2026**  
**June 15, 2026**  
**September 21, 2026**

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

**March 16, 2026**

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**  
**PUBLISH: MIAMI HERALD**  
**10/10/25**  
 IPL0279120  
 Oct 10 2025

Sworn to and subscribed before me on



**FONTAINBLEAU LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**FISCAL YEAR 2025/2026  
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 20, 2025  
November 17, 2025  
April 20, 2026  
May 18, 2026  
June 15, 2026  
September 21, 2026**

**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 16, 2026**

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](http://www.fontainebleaulakescdd.org)  
PUBLISH: MIAMI HERALD  
10/10/25  
IPL0279120  
Oct 10 2025**

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 20, 2025**

**A. CALL TO ORDER**

District Manager Armando Silva called the October 20, 2025, Regular Board Meeting of the Fontainebleau Lakes Community Development District (the “District”) to order at 6:38 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10<sup>th</sup> Terrace, Miami, Florida 33172.

**B. PROOF OF PUBLICATION**

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 10, 2025, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of Chairperson Arno Lemus, Vice Chairperson Humberto Jovanovic and Supervisors Miguel Garcia, Eddy Luna and Mayra de Torres constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Managers Armando Silva and Nancy Nguyen 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: Gabriel Gonzalez, Miami, FL; Violeta Rosado, Miami, FL; Carlos Garcia, Miami, FL; Carlos Parra, Miami, FL; Jose Vargas, Miami, FL; Diego Rodriguez, Miami, FL; Juan Camilo, Miami, FL; Lombardo Duven, Miami, FL; Elizabeth Hernandez, Miami, FL; Oscar Brocho, Miami, FL; Johanna Geraldo, Miami, FL; Alfredo Lopez, Miami, FL; Jacinto & Edith Rodriguez, Miami, FL; Pedro Latouche, Miami, FL; Cesar Lamonega, Miami, FL; Antonio Maluff, Miami, FL; Amaya Arenillas, Miami, FL; Marko Lompar, Miami, FL; Amber Hayes, Miami, FL; Aixa Maunello, Miami, FL; Elvira Castano, Miami, FL; Carlos Castano, Miami, FL; Vivan Unlett, Miami, FL; Vilma Lagos, Miami, FL; Manish Rohra, Miami, FL; Mario Echverria, Miami, FL; Oswaldo Bermeo, Miami, FL; Carlos Espitso, Miami, FL; Magaly Claujc, Miami, FL; Naha Kaferveou, Miami, FL; Viviana Khyami, Miami, FL; Artemis Perez, Miami, FL; Anahi Rey, Miami, FL; Laura Biaggini, Miami, FL; Victoria Chavez, Miami, FL; Isabel Hernandez, Miami, FL; Diego Gomez, Miami, FL; Vanessa De Torres, Miami, FL; Amanda de Torres, Miami, FL; Amir Khoddamzadeh, Miami, FL; Elton Borges, Miami, FL; Andrea Chaparro, Miami, FL; Jenry Henriquez, Miami, FL; Jan Gerdes, Miami, FL; Richard Issa, Miami, FL; Osmar Morales Franco, Miami, FL; Jordan Him, Miami, FL; Antonio Calderon, Miami, FL; Luis Gomez, Miami, FL; Juan Dominguez, Miami, FL; Jose Mora, Miami, FL; Andres Rodriguez, Miami, FL.

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

Mr. Silva added the following to the agenda:

- Old Business, Item 1: Discussion Regarding the Results of the Survey for the Fountain
- Old Business, Item 2: Discussion Regarding Perimeter Fence Project (Las Ramblas)

**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. September 15, 2025, Regular Board Meeting**

Mr. Silva presented the minutes of the September 15, 2025, Regular Board Meeting. A **motion** was made by Mr. Lemus, seconded by Mr. Luna and passed unanimously approving the minutes of the September 15, 2025 Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Discussion Regarding the Results of the Survey for the Fountain**

District staff circulated a survey to the residents of the District asking them whether the fountain located at the entrance roundabout should be kept or removed. The survey ended on October 17<sup>th</sup> and the results concluded that the fountain should be kept.

**2. Discussion Regarding Perimeter Fence Project (Las Ramblas)**

Mr. Silva provided those in attendance with an update regarding the current status of the Perimeter Fence Project stating that Miami-Dade County Public Works had acknowledged receipt of the revised site plans but they had not provided any additional feedback since September 24, 2025.

During this timeframe, a Cease and Desist letter was received by the District from Keep the Bleau Green Committee, Inc., ordering the District to withdraw the perimeter fence project permit and stop any actions pertaining to this project. District Counsel reached out to Counsel representing Keep the Bleau Green Committee, Inc. and invited them to attend a District Board meeting to openly discuss their concerns with the District Board regarding the perimeter fence project.

Mr. Lemus provided those in attendance with a brief overview of the project's history, including its origins and progress, in order to bring everyone up to date.

Mario Echeverria, representing Keep the Bleau Green Committee, Inc., was in attendance and expressed concerns that the perimeter fence project may be in violation of the Declaration of Restrictive Covenants tied to the open space tracts, as it could potentially restrict access to the open space tracts and park areas.

Several members of the public and residents of Las Ramblas also commented, noting that the property owners living adjacent to the open space tracts had experienced multiple break-ins, robberies, and other illegal activities, which prompted the community to support the installation of the perimeter fence.

Mr. Silva emphasized that the primary goal of the project was to reroute pedestrian traffic to specific entry points throughout the open space tracts, which connect the surrounding communities. He clarified that the access gates would remain open 24/7, ensuring continued public access.

The Board thanked Mr. Echevarria for attending and sharing his perspective. Several Board Members explained that they viewed the project as an important step toward improving community safety, reaffirming that the intent was not to limit or prohibit public access but rather to better manage and direct pedestrian movement.

Following the discussion, Mr. Silva stated that he would contact Miami-Dade County to obtain an update on the project's permitting and plans, and that an update would be provided at the next meeting.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2025-07 – Adopting a Fiscal Year 2024/2025 Budget**

Mr. Silva presented Resolution No. 2025-07, entitled:

**RESOLUTION NO. 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva provided an explanation for the document and indicated that there was an operating fund balance of approximately \$602,407 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. Jovanovic , seconded by Mr. Lemus and unanimously passed adopting Resolution No. 2025-07, as presented, thereby setting the amended/revised budget for the 2024/2025 fiscal year.

**2. Consider Resolution No. 2025- 08 – Goals and Objectives Annual Reports**

Mr. Silva presented Resolution No. 2025-08, entitled:

**RESOLUTION NO. 2025-08**

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

Mr. Silva presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals had been met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **motion** was made by Mr. Jovanovic, seconded by Mr. Luna and unanimously passed adopting Resolution No. 2025-08, as presented; further adopting the Fontainbleau Lakes Community Development District's Goals and Objectives Annual Report; and further authorizing the publication on the District website.

**I. AUDITOR SELECTION COMMITTEE**

**1. Ranking of Proposals/Consider Selection of an Auditor**

Mr. Silva recessed the Regular Board Meeting and simultaneously called to order a meeting of the Audit Committee at approximately 6:45 p.m. He noted the purpose of the Audit Committee meeting was to rank and recommend, in order of preference, no fewer than three (3) audit firms to perform the required auditing services for three (3) fiscal years commencing with the 2024/2025 audit and to include a 2-year renewal option.

Mr. Silva explained that only one (1) audit firm had responded to the legal advertisement requesting proposals to perform annual audits for fiscal years ending 9/30/2025, 9/30/2026, 9/30/2027 and includes a 2-year renewal option for fiscal years 9/30/2028 and 9/30/2029. Consequently, Mr. Silva asked the Audit Committee to waive the three (3) audit proposer rule and also rank the firm of Grau & Associates as #1, the only qualified and responsible firm. A discussion ensued after which:

A **motion** was made by Mr. Lemus, seconded by Mr. Garcia and unanimously passed waiving the three (3) audit proposer rule and ranking the firm of Grau & Associates, deemed to be most qualified, to perform the auditing services (current audit firm) as #1.

There being no further Audit Committee business to conduct, Mr. Silva adjourned the Audit Committee Meeting and simultaneously reconvened the Regular Board Meeting at approximately 6:47 p.m. A discussion ensued after which:

A **motion** was made by Mr. Jovanovic, seconded by Mr. Garcia and unanimously passed authorizing the District Manager to engage the firm of Grau & Associates, a qualified and responsible auditing firm proposer (current auditor), to perform audits for the three (3) fiscal years ending 2025, 2026 and 2027; and the fees for the fiscal years will be \$3,100, \$3,200 and \$3,300, respectively; and to provide in the engagement a 2-year renewal option for the fiscal years 2025 and 2026; and the fees for the option years, subject to fee adjustments for inflation, will be \$3,400 and \$3,500, respectively.

#### **J. ADMINISTRATIVE & OPERATIONAL MATTERS**

There were no Administrative & Operational Matters at this time.

#### **K. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no further comments from Board Members or District Staff.

Mr. Silva asked if there were any closing comments from members of the public in attendance.

There were no additional comments from the members of the public.

#### **L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Garcia, seconded by Mr. Lemus and passed unanimously adjourning the Regular Board Meeting at 8:04 p.m.

---

Secretary/Assistant Secretary

---

Chairperson/Vice Chairperson

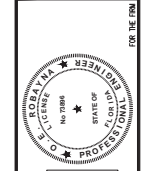
E:\01-Projects\Plan\Fontainebleau Lakes CSD CO SSF NO.240088- Fontainebleau Lakes Parc\11-Drawing\01-Engineering\240088110201-C-10-DIMC.dwg 9/10/2025 8:54 AM



**KEY SHEET:**

WOODEN FENCE	— // —
METAL FENCE	— ○ —
PROPERTY LINE	- - - - -
PROPOSED ALUMINUM FENCE	— X —

REVISIONS	DATE



THIS SYSTEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE SEAL OF ROBAYNA, P.C. ON THE DATE INDICATED TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THEY ARE ELECTRONIC COPIES.

**ROBAYNA AND ASSOCIATES INC.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 10723 NW 15th Street  
 Ft. Lauderdale, FL 33309  
 PH: (754) 923-3316 FAX: (754) 923-3304

EXAMINER: CC/VET  
 DRAWING: VET  
 PROJECT: FONTAINEBLEAU LAKES FENCE  
 PREPARED FOR: SPECIAL DISTRICT SERVICES INC.

SCALE: 1" = 150'

EXAMINER NAME: SITE PLAN W/ LOT DIMENSIONS  
 PROJECT: FONTAINEBLEAU LAKES FENCE  
 SHEET: C-102  
 2 of 8 SHEETS  
 DATE: 11-19-24  
 PROJ. NO: 240088

**From:** Alexandra Barshel [mailto:abarshel@bilzin.com]  
**Sent:** Wednesday, November 5, 2025 3:33 PM  
**To:** Liza E. Smoker <Lsmoker@bclmr.com>  
**Cc:** Ginger E. Wald <gwald@bclmr.com>; Armando Silva <asilva@sdsinc.org>; Howard Nelson <hnelson@bilzin.com>  
**Subject:** RE: Fontainebleau Lakes Community Development District: Case No. AW-00235

Liza,

These are the rates for the attorneys that would potentially work on the matter:

	<u>2025</u>	<u>2026</u>
Howard E. Nelson	1,095	1,225
Alexandra K. Barshel	740	785
Savannah L. Bergeron	540	595

I am only including Howard just in case, but I would expect it to be mostly me working on the matter. If it is only the covenant and closing out the file, only Savannah and I would work on it. If we need to have a discussion about reduced, atypical or blended rates, we can discuss.

Do you mind if I reach out to the DERM reviewer to ask for their understanding of the status of the NW Quadrant so we can better understand the scope? Or do you want me to wait until you discuss with the Board?



Alexandra Barshel  
Attorney

**Bilzin Sumberg Baena Price & Axelrod LLP**

1450 Brickell Avenue, 23rd Floor

Miami, Florida 33131

[www.bilzin.com](http://www.bilzin.com)

Tel 305.350.7233

Direct Fax 305.351.2149

[abarshel@bilzin.com](mailto:abarshel@bilzin.com)

---