



**FONTAINBLEAU LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 16, 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**  
March 16, 2026  
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. November 17, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
  - 1. Update Regarding Perimeter Fence Project
- H. New Business
  - 1. Discussion Regarding Proposals to Repaint Traffic Markings.....Page 5
  - 2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 22
- 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  
REGULAR BOARD MEETING  
NOVEMBER 17, 2025**

**A. CALL TO ORDER**

District Manager Armando Silva called the November 17, 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 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: Juan Dominguez, Miami, FL; Javier Parra, Miami, FL; Ivan Cajina, Miami, FL; Laura Biaggini, Miami, FL; Esteban Garcia, Miami, FL; Angel Garcia, Miami, FL; Edith Rodriguez, Miami, FL; Vivian Uribe Almuina, Miami, FL;

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

There were no additions or deletions to the agenda.

**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. October 20, 2025, Regular Board Meeting Minutes**

Mr. Silva presented the minutes of the October 20, 2025, Regular Board Meeting. A **motion** was made by Mr. Garcia, seconded by Mr. Jovanovic and passed unanimously approving the minutes of the October 20, 2025 Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Update Regarding Perimeter Fence Project**

- **Revision of the Site Plan**

Mr. Silva informed the Board that no new updates have been received regarding the perimeter fence project permitting or plans from Miami-Dade County or from Robayna and Associates. He then presented a revised version of the perimeter fence map wherein it encloses the Las Ramblas community and excludes the open space tract. This revision would reduce the cost to the District and potentially avoiding conflicts with Keep The Bleau Green Committee. A discussion ensued after which;

A **motion** was made by Mr. Luna, seconded by Ms. De Torres and passed unanimously approving the revision to the perimeter fence site plan, as presented.

Members of the public expressed concern regarding recent postings throughout the Fontainebleau Neighborhoods that contained misinformation about the breadth and restrictiveness of the perimeter fence project. The Board addressed these concerns and determined that a letter should be prepared by Mr. Silva summarizing the revisions to the fence plans and be sent to the neighboring communities to clear up the confusion. A discussion ensued after which;

A **motion** was made by Mr. Lemus, seconded by Ms. De Torres and passed unanimously approving Mr. Silva to compose a letter summarizing the revisions to the fence plans and send it to the neighboring communities; and thus authorizes Mr. Lemus as the Board liaison to review the letter before it is sent out.

## **H. NEW BUSINESS**

### **1. Discussion Regarding Case No. AW-235**

Mr. Silva informed the Board that District Staff had met with Mr. Richard Penuela and Ms. Sandra Rezola of Miami-Dade County regarding the remaining Test Holes located in the Northwest Quadrant of the Fontainebleau Lakes CDD. They were informed that the District must submit a draft Declaration of Restrictive Covenant and must obtain an Opinion of Title. The process would be similar to what was completed for the Southwest Quadrant about two-three (2-3) years ago. Ms. Smoker presented the proposal from Bilzin Sumberg to provide environmental legal services for the District with respect to drafting and reviewing the Declaration of Restrictive Covenant and obtaining an Opinion of Title. Once the aforementioned items have been addressed, then the District can proceed with filling the test holes with clean fill (receipts of the clean fill will be provided to Miami-Dade County). A discussion ensued after which;

A **motion** was made by Mr. Jovanovic and seconded by Mr. Lemus and passed unanimously approving a Not to Exceed amount of \$15,000 to retain the services from Bilzin Sumberg to record the Declaration of Restrictive Covenant and Opinion of Title.

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

There were no administrative and operational matters at this time.

## **J. BOARD MEMBERS & STAFF CLOSING COMMENTS**

There were no Board Member or Staff closing comments.

## **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Garcia, seconded by Mr. Jovanovic and passed unanimously adjourning the Regular Board Meeting at 8:18 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

# Fountainbleau Lakes CDD

## Roadway Striping Project - Vendor Comparison Summary

### *Cost Comparison*

Company	Las Ramblas	Las Sevillas	Total Combined
Cielito Inc	\$35,000.00	\$23,000.00	\$58,000.00
Rose Paving (Atlantic Southern)	-	-	\$32,950.00 (Combined Lump Sum)
Worldwide Distributors	\$31,850.00	\$22,150.00	\$54,000.00

### *Scope Comparison Summary*

Scope Item	Cielito Inc	Rose Paving	Worldwide Distributors
Thermoplastic Striping	Yes (LF detailed)	Yes (DOT thermoplastic)	Yes (LF detailed)
Speed Bumps	Yes (Qty specified)	Included	Yes (Qty specified)
Reflective/Raised Pavement Markers	Yes (RPM counts listed)	Included	Yes (Included)
Directional Arrows	Yes (Qty specified)	Included	Yes (Qty specified)



**YOUR NATIONWIDE PAVEMENT  
MAINTENANCE SOLUTION**

Fountainbleau Lakes CDD - Roadway Striping Project  
9960 NW 10th Ter  
Pablo Jerez

Ronnie Sagman  
[ronnie.sagman@rosepaving.com](mailto:ronnie.sagman@rosepaving.com)



# Paving Our Path

In December 2024, **Rose Paving** and **Atlantic Southern Paving (ASP)** merged to form one of the largest self-performing paving companies in the United States. This strategic union combines their complementary geographic footprints, creating an expansive nationwide network with unparalleled reach. Operating under the Rose Paving name, the merger unites over 1,000 employees across 36 offices, enhancing their ability to deliver best-in-class paving solutions and superior service to clients nationwide.



Completing 20,000+ Jobs Every Year



Providing 80+ Years of Trusted Service



Serving Commercial & Residential HOAs/COAs



Same great team



36 Regional Offices



[www.PaveWithASP.com](http://www.PaveWithASP.com) (954) 581-5805

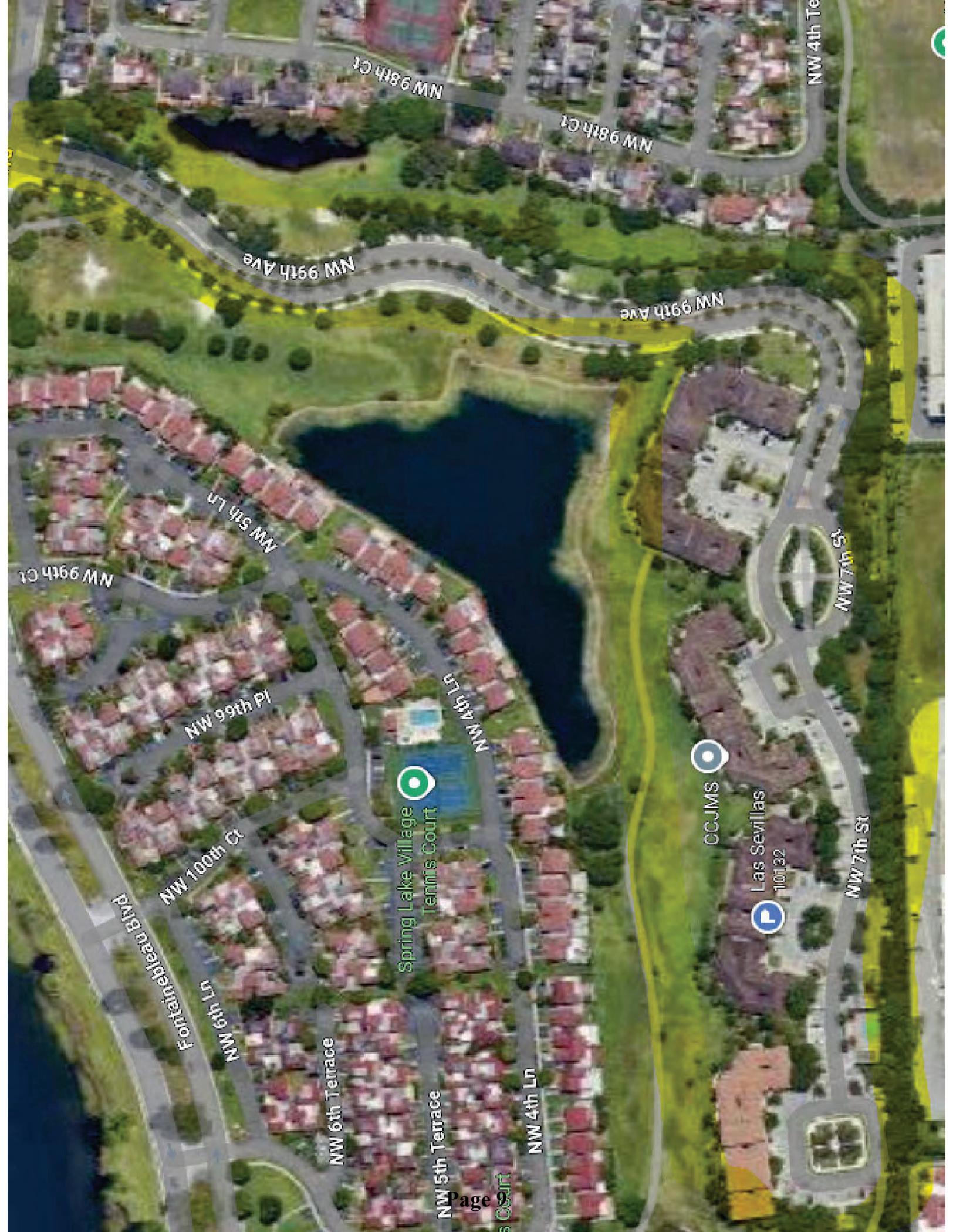


Learn more about **Rose Paving** at [www.RosePaving.com](http://www.RosePaving.com)

Account Information	Contact Information	Rose Paving Information
<b>Account Name:</b> Las Ramblas	<b>Contact Name:</b> Pablo Jerez	<b>Senior Account Executive:</b> Ronnie Sagman
<b>Street Address:</b> 9960 NW 10th Ter	<b>Contact Email:</b> pjerez@sdsinc.org	<b>Email:</b> ronnie.sagman@rosepaving.com
<b>City State Zip:</b> Miami FL 33172-5740	<b>Contact Phone:</b> 786-413-7150	<b>Cell:</b> 954.214.1844

Notes/Exclusions
Las Sevillas & Las Ramblas - Roadway Striping

PRICING TABLE			
Service Line Name	QTY	U of M	Subtotal
Roadway Striping Thermoplastic Striping - Asphalt Areas Latex Striping - Paver Areas	1	LS	\$32,950.00
<b>Total</b>			<b>\$32,950.00</b>



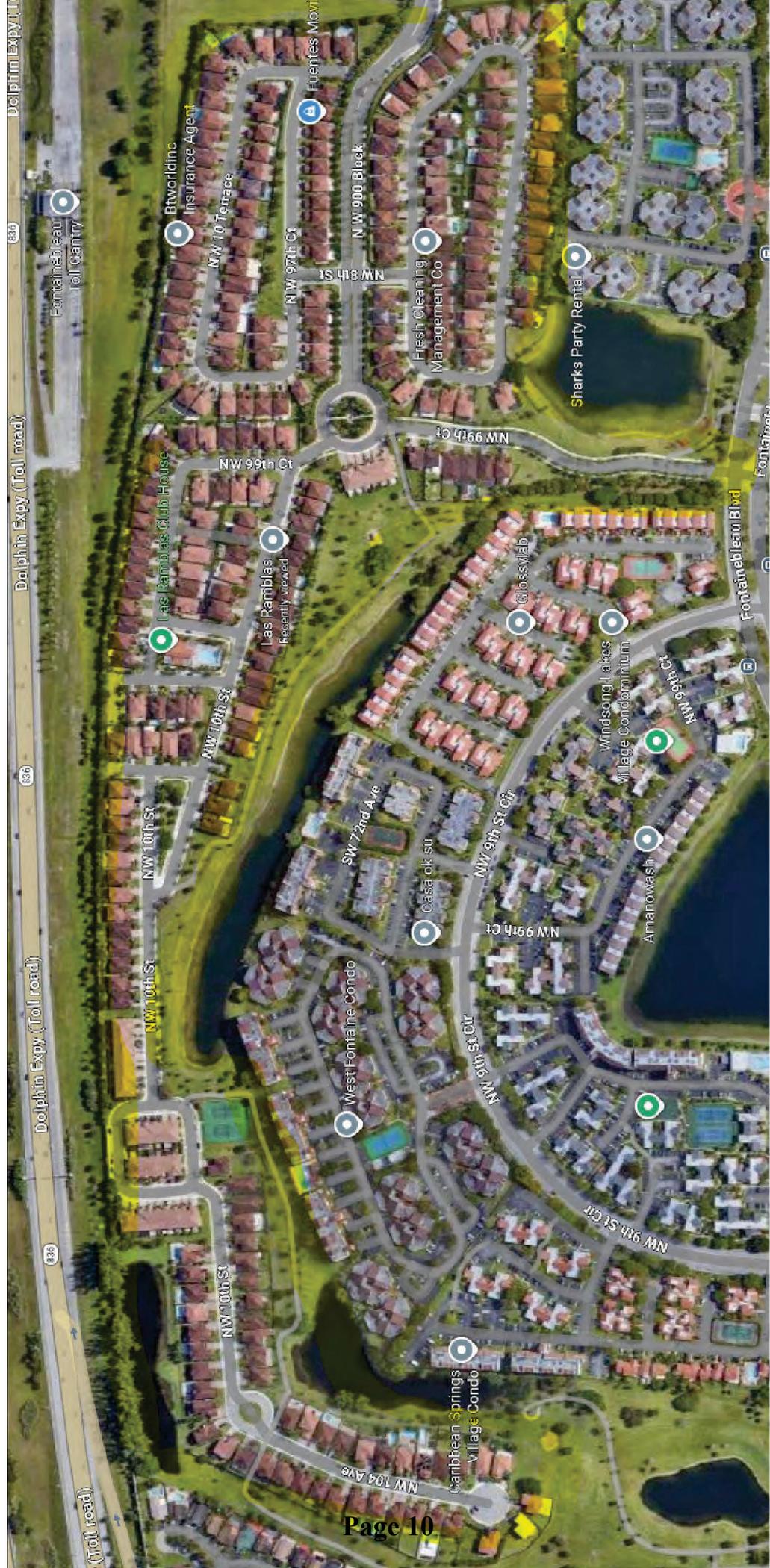
Spring Lake Village  
Tennis Court



CCJMS



Las Sevillas  
110132



**CUSTOMER APPROVAL**

Total Dollars Approved: **\$32,950.00**

Name:

Authorized Signature:

**BILLING INSTRUCTIONS:**

### Scope Detail

Service Line Name	Service Description
Roadway Striping	Striping of all roadway markings with thermoplastic and latex DOT traffic paint per existing layout

## Rose Paving Terms & Conditions

- 1. CONTRACT DOCUMENTS:** The Contract Documents consist only of these Terms & Conditions, the attached Proposal and terms contained therein, and specification sheets, drawings and other documentation attached to this Proposal, or otherwise made part of this agreement in writing. Such Contract Documents constitute the entire agreement between Rose Paving and Customer, and no other terms shall serve to alter the terms hereof without written agreement signed by both parties. Pricing in the Proposal is based on the specifications and terms set forth in the Proposal. If Customer requires different or additional terms, or compliance with any set of specifications, whether designed by an engineer or architect on Customer's behalf, or any governmental specification, other than those set forth in the Proposal, the Proposal price may need to be adjusted. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written change orders and will become an extra charge over and above the Proposal price.
- 2. TIME LIMITATION:** The Proposal price is valid for fifteen (15) calendar days after the date of issuance. After fifteen (15) calendar days from the date of issuance, please contact the identified Account Executive to confirm pricing.
- 3. ESCALATION:** This Proposal is based on material costs at current market rates. Due to the current volatile market conditions for liquid asphalt that are beyond Rose Paving's control and in the event of future material price increases Customer agrees to pay for the escalation of material costs without a change order. This paragraph applies only to materials.
- 4. DELAY:** Rose Paving shall not be responsible or in any way charged for unavoidable delays in work, including but not limited to delays caused by weather, government orders, Acts of God, labor strikes, pandemic, and other similar delays.
- 5. QUANTITIES LISTED:** Customer understands and agrees that all quantities are estimates; due to site conditions or other obstacles, the completed quantities may vary from those estimated, and any additional quantities needed will be paid to Rose Paving in full, without need for change order or other written authorization.
- 6. TAXES:** The price quoted in this Proposal is inclusive of any sales, use, or similar taxes imposed on the material or labor provided.
- 7. PAYMENT TERMS:** Net balance due within 30 days after completion of the work, or after issuance of the invoice, whichever is earlier. Progress payments, if any, are due within 30 days of the invoice date. Unpaid balances will accrue a late fee of 1% per month until paid in full. The Proposal and Invoice price reflect a 4% discount for payments by cash, check, or ACH.
- 8. DEPOSIT:** If the Proposal exceeds \$15,000.00, a deposit of 1/3 of the project price is required to schedule work unless noted otherwise in this agreement.
- 9. CANCELLATION OR DEFAULT:** If Customer cancels the work described herein for any reason, Customer agrees to pay Rose Paving for any sums incurred or expended through the date of cancellation in complying with this Proposal, and further agrees to pay Rose Paving the proportionate Proposal price for all work completed to that time. If Customer is in default under this Proposal, including but not limited to Customer's failure to pay any progress billings, Rose Paving shall have the right to stop work and cancel any remaining work.
- 10. PERMITS AND FEES:** Customer is responsible for obtaining and paying for any required permits, bonds, or licenses. Unless noted otherwise, the Proposal price excludes the cost of building permits and bonds required to perform the work required hereunder, and further excludes plans required to obtain such permits or bonds. However, for an additional charge of \$850.00, in addition to the cost of the permits, Rose Paving will apply for and obtain building permits, if requested, after receipt of a change order signed by both parties. If Owner/Authorized Agent directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner/Authorized Agent. Customer is responsible for engaging and paying an engineer or architect to prepare any engineering or architectural plans required to obtain building permits.

**11. UNMARKED / UNDOCUMENTED UTILITIES:** The Customer is responsible for ordering and scheduling any required private and/or public utility locates. Rose Paving shall not be responsible for any damage to private utility lines damaged during the course of work that were unmarked, undocumented, or non-conforming to prevailing codes. Rose Paving will be responsible for repairing utilities in situations where Rose Paving damaged marked, conforming utility lines. Rose Paving shall not be liable for additional damages or costs associated with utility interruption regardless of whether the damaged utility lines were marked, documented, or conforming to prevailing codes.

**12. WORK ACCESSIBILITY:** The Proposal price is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc) at the scheduled project start date and time and throughout the scheduled project time. Rose Paving reserves the right to adjust the agreed upon Proposal price to include all additional expenses incurred, including but not limited to additional labor and material charges, and trip charges.

**13. SOIL CONDITIONS:** The Proposal price is contingent on the existing subsoil or base being adequate to support the ordered work. Rose Paving shall not be held liable for failure due to poor subgrade, moisture or other unforeseen circumstances such as underground water springs, contaminated soil, or similar deficiencies. Unless stated within the Proposal, Rose Paving will not conduct core samples or engage the services of an engineer to determine the adequacy of the subsoil or base.

**14. WATER DRAINAGE:** On projects where the natural fall of the land is less than 2%, Rose Paving cannot guarantee that there will be total water drainage on pavements. Rose Paving shall not be held liable for ponding or retention in areas surrounding the work area. Customer acknowledges that on projects where the scope of work includes an asphalt overlay, the asphalt overlay will follow the contour of the existing base surface and Rose Paving does not guarantee or warranty and will not be liable for drainage issues in the work area or surrounding areas. Customer understands and agrees that grading issues fall outside the scope of Rose Paving's work hereunder.

**15. CLEANING EXPENSES:** Customer understands that the work called for in this agreement is a messy process. Rose Paving is not responsible for cleaning dust generated by the work blown outside of the work area. Rose Paving is not responsible for cleaning, repairing, or replacing any concrete, carpet, floor, passageway, etc., that is soiled or stained by anyone other than Rose Paving employees or its subcontractors.

**16. INSURANCE:** Rose Paving will maintain insurance coverage including Comprehensive General Liability, Automobile, and Worker's Compensation as required by law. Customer agrees that it is responsible for any other coverage needed or desired relative to the location described above and work performed hereunder and is not relying on Rose Paving for any such coverage.

**17. INDEMNITY:** Rose Paving agrees to complete its work in a safe and workmanlike manner, and to take appropriate safety precautions while performing work. However, once installation is complete and Customer takes possession of the work area, Customer understands and agrees that Rose Paving cannot be responsible for materials or area maintenance and safety, and therefore Customer assumes all responsibility in this regard, including but not limited to any and all personal injuries, deaths, property damage, losses, or expenses related to or in any way connected with the materials or services provided. To the fullest extent allowed by law, Customer agrees to indemnify, defend and hold Rose Paving and its agents harmless from any and all loss, expense, liability, or attorneys' fees in connection with any such damages or injuries occurring thereafter. Nothing contained within this paragraph means or should be construed to mean that Rose Paving or others shall be indemnified for their own negligence.

**18. CHOICE OF LAW & VENUE:** To the fullest extent permitted by law, each provision of this contract shall be interpreted in such manner as to be effective and valid under the laws of the State of Project and corresponding Choice of Law indicated below without regard to that state's conflict of laws principles, and venue and jurisdiction for any dispute under this agreement shall rest in the Venue and Jurisdiction identified:

	State of Project	Choice of Law	Venue and Jurisdiction
A.	Arizona	Arizona	Superior Court of Maricopa County or the United States District Court District of Arizona-Phoenix
B.	California	California	Superior Court of California County of Los Angeles or the United States District Court Central District of California
C.	Connecticut	Connecticut	State of Connecticut Judicial Branch Hartford Judicial District or United States District Court District of Connecticut.
D.	Florida	Florida	Circuit Court of Hillsborough County Florida or the United States District Court Middle District of Florida
E.	Illinois	Illinois	Circuit Court of Cook County or Northern District of Illinois
F.	North Carolina	North Carolina	Mecklenburg Circuit Court or the U.S. District Court Western District of North Carolina
G.	Tennessee	Tennessee	Davidson County Circuit Court or the U.S. District Court Middle District of Tennessee Nashville Division
H.	Virginia	Virginia	Fairfax Circuit Court or the U.S. District Court Eastern District of Virginia
I.	All other states	Illinois	Circuit Court of Cook County or U.S. District Northern District of Illinois Eastern Division

**19. ATTORNEY FEES & COSTS:** In the event of litigation between the parties arising from this Proposal, Rose Paving shall be entitled to reasonable collection agency fees, attorneys fees and costs.

**20. JURY WAIVER:** TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, EACH PARTY WAIVES THE RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

**21. WARRANTY:** Rose Paving will complete its work in a workmanlike manner according to standard industry practices for similar projects in the area where the work was performed. Rose Paving warrants that all labor and materials furnished will be free from defects due to defective materials or workmanship for a period of one year from the date of completion. Notwithstanding the foregoing, temporary or semi-permanent repairs such as pothole filling, crackseal, and infrared are offered with no express or implied warranties. Asphalt overlays are not warrantied against reflective cracking. This warranty does not include normal wear and tear, damage caused by oil or chemical spills, snowplows, excessive weight, tire tears, lack of parking lot maintenance, and/or product abuse. Under this warranty, Rose Paving will be provided with the opportunity to have one of its representatives assess any purported defect caused by Rose Paving employees and/or material installed by Rose Paving. If Rose Paving determines the claimed defect was the fault of Rose Paving's workmanship and/or materials, Rose Paving will, at no cost to Customer, repair or replace the affected work. Rose Paving will be under no obligation to perform punch-list work until 95% of the Proposal price, as adjusted by any change orders, has been paid. Rose Paving will be under no obligation to perform warranty work, and no warranty will be valid, until 100% of the Proposal price, as adjusted by any change orders, has been paid.

**22. CONSENT TO USE OF PHOTOGRAPHS, IMAGES AND VIDEOS:** Customer consents to Rose Paving using images and videos of jobsite as described in proposal or any work order, for use in Rose Paving promotional, marketing and training materials. Rose Paving shall have the right to use the name, logos, trademarks, trade names, service marks or other marks of Customer to the extent any of the foregoing appear in photographs, images and videos of the jobsite.

**23. NON-DISCLOSURE:** Customer acknowledges that information in this Proposal, including but not limited to pricing, determination of scope of work, method for evaluating parking lots, and methods of repair, constitute and include Rose Paving's Confidential Information. This Proposal shall not be shared, distributed, or disseminated to any other contractor and Customer acknowledges that should it violate this provision monetary damages will not be an adequate remedy and Rose Paving shall be entitled to injunctive relief in addition to any other remedy available in law or equity.

**24. ALTERATIONS TO THIS PROPOSAL:** Pricing is contingent on Customer accepting the Proposal as submitted. Alterations or notations on or to this Proposal will not be valid unless accepted in writing by a General Manager or Vice-President of the Rose Paving division issuing this Proposal, or an officer of Rose Paving.

**25. SEVERABILITY OF TERMS:** Should any part of this agreement be deemed unenforceable, the remaining terms shall be severable and separately enforceable and shall remain in full force .

**26. AUTHORITY TO SIGN:** The undersigned represents and warrants to Rose Paving that such individual is fully authorized to bind Customer, and has been expressly given, received, and accepted authority to enter into this binding agreement.

**NOTICE TO CUSTOMERS FOR HOME IMPROVEMENTS CONTRACTS**

**"YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT."**

**As a duly authorized representative of Las Ramblas, I agree  
to these Terms & Conditions**

ESTIMATE



Prepared For

Fontainbleau Lakes Cdd  
(786) 413-7150

**CIELITO INC**

5375 NW 159 ST # 5711  
MIAMI, Florida 33014  
Phone: (786) 295-2596  
Email: CIELITOINCORPORATED@OUTLOOK.COM  
Web: CIELITOINC.COM

Estimate # 10931  
Date 02/09/2026  
Business / Tax # EIN: 82-3086782

**Description** **Total**

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Pavement Marking & Traffic Calming Improvements \$35,000.00

After our visit, Cielito Inc. can offer the following services for your property (Las Ramblas).

Pavement Marking & Traffic Calming Improvements

Standard Traffic Paint:

Regular Parking: 38 EA

Handicap Parking: 1 EA

Handicap Logo: 1 EA

Handicap Ramp: 1 EA

Yellow Striping, 4": 180 LF

Yellow Striping, 18": 120 LF

White Striping, 4": 66 LF

White Striping, 12": 120 LF

Skip Striping 2'x4', White 4": 9 EA

Yield Triangles, 24" x 18": 13 EA

Mobilization

Layout.

Thermoplastic Paint:

Yellow Striping, 4": 6,320 LF

Yellow Striping, 6": 1,050 LF

Yellow Striping, 18": 540 LF

White Striping, 4": 560 LF

White Striping, 6": 1,455 LF

White Striping, 8": 263 LF

White Striping, 12": 638 LF

White Striping, 18": 218 LF

White Striping, 24": 393 LF

Directional Arrows: 13 EA

"ONLY" Pavement Markings: 2 EA

Skip Striping 6'x10', Yellow 4": 10 EA

Skip Striping 6'x10', White 6": 38 EA

Raised Pavement Markers (RPM) White/Red: 60 EA

Raised Pavement Markers (RPM) Amber/Amber: 220 EA

Raised Pavement Markers (RPM) Blue: 28 EA

Mobilization

Layout

Speed Bumps – Yellow

Speed Bumps: 26 EA

Mobilization

Layout

ADA Landings – Yellow

ADA Landings: 10 EA

Terms and Conditions:

Pricing includes all labor, materials, mobilization, and layout required to complete the work described herein. Any work outside the defined scope shall require a written change order approved prior to execution. This proposal is valid for a period of 30 days from the date issued.

Payment Terms:

A deposit of 50% of the total contract amount is required prior to the commencement of work. The remaining balance is due within 30 days upon completion of the work.

Pavement Marking & Traffic Calming Improvements:

\*Alternate: Additional 16 parking spaces pertaining to the clubhouse:

4" White: 288 LF (2500.00)



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<b>Subtotal</b>	\$35,000.00
<hr/>	
<b>Total</b>	<b>\$35,000.00</b>
<hr/>	
<b>Deposit Due</b>	<b>\$17,500.00</b>

ESTIMATE



Prepared For

Fontainbleau Lakes Cdd  
(786) 413-7150

**CIELITO INC**

5375 NW 159 ST # 5711  
MIAMI, Florida 33014  
Phone: (786) 295-2596  
Email: CIELITOINCORPORATED@OUTLOOK.COM  
Web: CIELITOINC.COM

Estimate # 10933  
Date 02/26/2026  
Business / Tax # EIN: 82-3086782

**Description**

**Total**

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Pavement Marking & Traffic Calming Improvements \$23,000.00

After our visit, Cielito Inc. can offer the following services for your property (Las Sevillas).

Thermoplastic Paint:

White 6" Thermoplastic 345 LF.

White 12" Thermoplastic 388 LF.

White 24" Thermoplastic 59 LF.

Yellow 6" Thermoplastic 5556 LF.

Directional Arrows 5 EA.

Reflective Pavement Markers 550 EA.

Speed Bump – Yellow 10 EA.

Inclusions: Surface preparation, thermoplastic installation, RPM placement, speed bump painting, and standard traffic control.

Terms and Conditions:

Pricing includes all labor, materials, mobilization, and layout required to complete the work described herein. Any work outside the defined scope shall require a written change order approved prior to execution. This proposal is valid for a period of 30 days from the date issued.

Payment Terms:

A deposit of 50% of the total contract amount is required prior to the commencement of work. The remaining balance is due within 30 days upon completion of the work.



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<b>Subtotal</b>	\$23,000.00
<b>Total</b>	<b>\$23,000.00</b>
<b>Deposit Due</b>	<b>\$11,500.00</b>

LAW OFFICES  
**BILLING COCHRAN**  
ESTABLISHED 1977

KENNETH W. MORGAN, JR.  
MICHAEL J. PAWELCZYK  
MANUEL R. COMRAS  
ANDREW A. RIEF  
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February 2, 2026

VIA E-MAIL ONLY– [asilva@sdsinc.org](mailto:asilva@sdsinc.org)

Mr. Armando Silva  
District Manager  
Special District Services  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure  
Fontainebleau Lakes Community Development District  
Our File: 770.05537**

Dear Armando:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

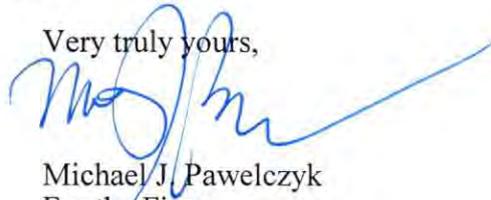
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Armando Silva  
February 2, 2026  
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Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk  
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)