



**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 17, 2026
6:30 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.fontainbleaulakescdd.org

786.303.3661 Telephone
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AGENDA
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
Las Ramblas
Clubhouse Conference Room
9960 NW 10th Terrace
Miami, Florida 33172
REGULAR BOARD MEETING & PUBLIC HEARING
August 17, 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. July 20, 2026 Special Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 4
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 5
- H. Old Business
 - 1. Update Regarding Perimeter Fence Project
 - Fence Installation and Location Agreement.....Page 14
 - 2. Update Regarding AW-235 (Miami-Dade County DERM)
 - 3. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 22
 - 4. 2026 Legislative Memo.....Page 24
- I. New Business
- J. Administrative & Operational Matter
 - 1. 2026 Annual Engineer Report.....Page 30
- K. Board Members & Staff Closing Comments
- L. Adjourn

Publication Date
2026-08-04

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and

Regular Board Meeting of the
Fontainbleau Lakes Community Development District

The Board of Supervisors (the "Board") of the Fontainbleau Lakes Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on August 17, 2026, at 6:30 p.m., or as soon thereafter as the meeting can be heard, in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2026/2027 Proposed Final Budget. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Budget and/or the Agenda for these meetings may be obtained from the District's website (www.fontainbleaulakescdd.org) or at the offices of the District Manager at 786-313-3661 during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Fontainbleau Lakes Community Development District

www.fontainbleaulakescdd.org

IPL0359484

Jul 28, Aug 4 2026

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JULY 20, 2026**

A. CALL TO ORDER

District Manager Armando Silva called the July 20, 2026, Special Board Meeting of the Fontainebleau Lakes Community Development District (the “District”) to order at 6:33p.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 10, 2026, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairperson Arno Lemus (via conference call), and Supervisors Mayra De Torres, Eddy Luna and Miguel Garcia 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 P.A.

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. May 18, 2026, Regular Board Meeting Minutes

Mr. Silva presented the minutes of the May 18, 2026, Regular Board Meeting. A **motion** was made by Mr. Garcia, seconded by Ms. De Torres and passed unanimously approving the May 18, 2026, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

1. Update Regarding Perimeter Fence Project

Ms. Smoker presented the proposed Fence Installation and Location Agreement between the District and the Keep the Bleau Green Committee (“Committee”) that she received from the Committee’s attorney. A lengthy discussion ensued.

However, before the Board could take any action, Mr. Luna had to leave the meeting, resulting in the loss of a physical quorum. Consequently, no motion or formal action could be taken on the agreement. Prior to Mr. Luna's departure, the Board provided consensus direction to District Counsel, Ms. Smoker, to contact the Committee's attorney and advise that the Board was unable to complete its discussion or take action on the agreement due to the loss of quorum.

2. Update Regarding AW-235 (Miami-Dade County DERM)

This discussion item was tabled.

H. NEW BUSINESS

There was no new business.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no Administrative or Operational Matters.

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 Ms. De Torres, seconded by Mr. Luna and passed unanimously adjourning the Special Board Meeting at 7:15 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Publication Date
2026-08-04

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Fontainbleau Lakes Community Development District

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IPL0359484

Jul 28, Aug 4 2026

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Fontainbleau Lakes Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 17th day of August, 2026.

ATTEST:

**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Fontainbleau Lakes Community Development District

**Final Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- V DETAILED FINAL DEBT SERVICE FUND BUDGET**
- VI ASSESSMENT COMPARISON**

FINAL BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	100,127
Maintenance Assessments	471,276
Debt Assessments	463,915
Other Revenues	0
Interest Income	1,500
TOTAL REVENUES	\$ 1,036,818
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes (Employer)	230
Management	34,764
Secretarial & Field Operations	6,300
Legal	24,000
Assessment Roll	10,000
Audit Fees	3,300
Arbitrage Rebate Fee	650
Insurance	23,500
Legal Advertisements	2,850
Miscellaneous	2,000
Postage	550
Office Supplies	750
Dues & Subscriptions	175
Trustee Fee	3,250
Continuing Disclosure Fee	350
Website Management	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 117,419
TOTAL MAINTENANCE EXPENDITURES	\$ 443,000
TOTAL EXPENDITURES	\$ 560,419
REVENUES LESS EXPENDITURES	\$ 476,399
Bond Payments	(436,080)
BALANCE	\$ 40,319
County Appraiser & Tax Collector Fee	(20,706)
Discounts For Early Payments	(41,413)
EXCESS/ (SHORTFALL)	\$ (21,800)
Carryover From Prior Year	21,800
NET EXCESS/ (SHORTFALL)	\$ -

Notes

Available Capital Improvement Funds As Of 7/31/26: Las Ramblas: \$150,000 - Las Sevillas: \$50,000
Available Perimeter Fence Funds As Of 7/31/26: \$258,000

FINAL MAINTENANCE BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR
	2026/2027
EXPENDITURES	BUDGET
MAINTENANCE EXPENDITURES	
Engineering/Annual Report/Inspections	4,000
Lake Tract Aquatic Maintenance (Includes Parcel 1)	14,000
Annual Landscape & Irrigation Maintenance	115,000
Landscaping Upkeep	30,000
Irrigation Systems Maintenance (North & South)	10,000
Community Lighting Upkeep (North & South)	15,000
FP&L - Power - Street Lighting (North & South)	21,000
FP&L - Power - Irrigation Pump Stations (N & S)	3,000
FP&L - Power - Lift Stations (North & South)	5,000
Roadways & Street Maintenance (North & South)	35,000
Fountain Maintenance (Tract A)	5,000
Entrance/Exit Gate Maintenance/Repairs (N & S)	12,000
Hurricane Preparedness/Miscellaneous	12,000
Lift Station Maintenance (North & South)	25,000
Miscellaneous Improvements (North & South)	35,000
AT&T Wireless	2,000
Capital Improvements Fund - Las Ramblas (North)	75,000
Capital Improvements Fund - Las Sevillas (South)	25,000
TOTAL MAINTENANCE EXPENDITURES	\$ 443,000
EXTRAORDINARY EXPENDITURES	
Steel Perimeter Fence - Las Ramblas	0
TOTAL EXTRAORDINARY EXPENDITURES	\$ -

Notes

Available Capital Improvement Funds As Of 7/31/26: Las Ramblas: \$150,000 - Las Sevillas: \$50,000

Available Perimeter Fence Funds As Of 7/31/26: \$258,000

DETAILED FINAL BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	95,925	94,848	100,127	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	478,726	476,596	471,276	Expenditures/.94
Debt Assessments	463,915	463,915	463,915	Bond Payments/.94
Other Revenues	2,900	0	0	
Interest Income	27,448	1,200	1,500	Interest Estimated At \$125 Per Month
TOTAL REVENUES	\$ 1,068,914	\$ 1,036,559	\$ 1,036,818	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	1,200	3,000	3,000	Supervisor Fees
Payroll Taxes (Employer)	92	230	230	Supervisor Fees * 7.65%
Management	32,904	33,852	34,764	CPI Adjustment
Secretarial & Field Operations	6,300	6,300	6,300	No Change From 2025/2026 Budget
Legal	31,710	22,000	24,000	Fiscal Year 2025/2026 Expenditure Through 2/28/26 Was \$11,128
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,400	3,500	3,300	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	22,952	23,500	23,500	Fiscal Year 2025/2026 Expenditure Was \$22,945
Legal Advertisements	2,817	2,750	2,850	\$100 Increase From 2025/2026 Budget
Miscellaneous	1,604	2,100	2,000	\$100 Decrease From 2025/2026 Budget
Postage	193	575	550	\$25 Decrease From 2025/2026 Budget
Office Supplies	407	775	750	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,250	3,250	3,250	No Change From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	1,750	1,750	1,750	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 119,754	\$ 114,757	\$ 117,419	
TOTAL MAINTENANCE EXPENDITURES	\$ 365,497	\$ 448,000	\$ 443,000	
TOTAL EXPENDITURES	\$ 485,251	\$ 562,757	\$ 560,419	
REVENUES LESS EXPENDITURES	\$ 583,663	\$ 473,802	\$ 476,399	
Bond Payments	(442,994)	(436,080)	(436,080)	2027 Principal & Interest Payments
BALANCE	\$ 140,669	\$ 37,722	\$ 40,319	
County Appraiser & Tax Collector Fee	(10,003)	(20,707)	(20,706)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(36,711)	(41,415)	(41,413)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 93,955	\$ (24,400)	\$ (21,800)	
Carryover From Prior Year	0	24,400	21,800	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 93,955	\$ -	\$ -	

Notes

Available Capital Improvement Funds As Of 7/31/26: Las Ramblas: \$150,000 - Las Sevillas: \$50,000
Available Perimeter Fence Funds As Of 7/31/26: \$258,000

DETAILED FINAL MAINTENANCE BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	2026/2027	
EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
MAINTENANCE EXPENDITURES				
Engineering/Annual Report/Inspections	4,337	4,000	4,000	No Change From 2025/2026 Budget
Lake Tract Aquatic Maintenance (Includes Parcel 1)	10,320	14,000	14,000	No Change From 2025/2026 Budget
Annual Landscape & Irrigation Maintenance	127,093	110,000	115,000	\$5,000 Increase From 2025/2026 Budget
Landscaping Upkeep	7,700	40,000	30,000	\$10,000 Decrease From 2025/2026 Budget
Irrigation Systems Maintenance (North & South)	6,075	10,000	10,000	No Change From 2025/2026 Budget
Community Lighting Upkeep (North & South)	27,066	15,000	15,000	No Change From 2025/2026 Budget
FP&L - Power - Street Lighting (North & South)	20,754	18,000	21,000	\$3,000 Increase From 2025/2026 Budget
FP&L - Power - Irrigation Pump Stations (N & S)	2,367	3,000	3,000	No Change From 2025/2026 Budget
FP&L - Power - Lift Stations (North & South)	3,727	5,000	5,000	No Change From 2025/2026 Budget
Roadways & Street Maintenance (North & South)	23,139	35,000	35,000	No Change From 2025/2026 Budget
Fountain Maintenance (Tract A)	6,785	3,000	5,000	\$2,000 Increase From 2025/2026 Budget
Entrance/Exit Gate Maintenance/Repairs (N & S)	33,849	10,000	12,000	\$2,000 Increase From 2025/2026 Budget
Hurricane Preparedness/Miscellaneous	0	12,000	12,000	No Change From 2025/2026 Budget
Lift Station Maintenance (North & South)	38,173	25,000	25,000	No Change From 2025/2026 Budget
Miscellaneous Improvements (North & South)	52,320	42,000	35,000	\$7,000 Decrease From 2025/2026 Budget
AT&T Wireless	1,792	2,000	2,000	No Change From 2025/2026 Budget
Capital Improvements Fund - Las Ramblas (North)	0	75,000	75,000	Capital Improvements Fund - Las Ramblas (North)
Capital Improvements Fund - Las Sevillas (South)	0	25,000	25,000	Capital Improvements Fund - Las Sevillas (South)
TOTAL MAINTENANCE EXPENDITURES	\$ 365,497	\$ 448,000	\$ 443,000	
EXTRAORDINARY EXPENDITURES				
Steel Perimeter Fence - Las Ramblas	0	0	0	No Change From 2025/2026 Budget
TOTAL EXTRAORDINARY EXPENDITURES	\$ -	\$ -	\$ -	

Notes

Available Capital Improvement Funds As Of 7/31/26: Las Ramblas: \$150,000 - Las Sevillas: \$50,000

Available Perimeter Fence Funds As Of 7/31/26: \$258,000

DETAILED FINAL DEBT SERVICE FUND BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	28,579	1,000	2,000	Projected Interest For 2026/2027
NAV Tax Collection	442,994	436,080	436,080	Maximum Debt Service Collection
Total Revenues	\$ 471,573	\$ 437,080	\$ 438,080	
EXPENDITURES				
Principal Payments	255,000	260,000	270,000	Principal Payment Due In 2027
Interest Payments	181,894	170,981	161,681	Interest Payments Due In 2027
Bond Redemption	0	6,099	6,399	Estimated Excess Debt Collections
Total Expenditures	\$ 436,894	\$ 437,080	\$ 438,080	
Excess/ (Shortfall)	\$ 34,679	\$ -	\$ -	

Series 2016 Bond Refunding Information

Original Par Amount =	\$6,430,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.00% - 4.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2016		
Maturity Date =	May 2038		
Par Amount As Of 1/1/26 =	\$4,335,000		

Fontainbleau Lakes Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment Before Discount*
Administrative Assessment For Single Family	\$ 229.23	\$ 229.08	\$ 234.20	\$ 247.24
Maintenance Assessment For Single Family	\$ 1,182.04	\$ 1,182.04	\$ 1,176.79	\$ 1,163.66
Perimeter Fence Assessment For Single Family	\$ 935.62	\$ -	\$ -	\$ -
<u>Debt Assessment For Single Family</u>	<u>\$ 1,224.05</u>	<u>\$ 1,224.05</u>	<u>\$ 1,224.05</u>	<u>\$ 1,224.05</u>
Total	\$ 3,570.94	\$ 2,635.17	\$ 2,635.04	\$ 2,634.95
Administrative Assessment For Townhomes	\$ 229.23	\$ 229.08	\$ 234.20	\$ 247.24
Maintenance Assessment For Townhomes	\$ 1,182.04	\$ 1,182.04	\$ 1,176.79	\$ 1,163.66
Perimeter Fence Assessment For Townhomes	\$ 935.62	\$ -	\$ -	\$ -
<u>Debt Assessment For Townhomes</u>	<u>\$ 1,064.39</u>	<u>\$ 1,064.39</u>	<u>\$ 1,064.39</u>	<u>\$ 1,064.39</u>
Total	\$ 3,411.28	\$ 2,475.51	\$ 2,475.38	\$ 2,475.29
Administrative Assessment For Courtyards	\$ 229.23	\$ 229.08	\$ 234.20	\$ 247.24
Maintenance Assessment For Courtyards	\$ 1,182.04	\$ 1,182.04	\$ 1,176.79	\$ 1,163.66
Extraordinary Assessment For Courtyards	\$ -	\$ -	\$ -	\$ -
<u>Debt Assessment For Courtyards</u>	<u>\$ 957.95</u>	<u>\$ 957.95</u>	<u>\$ 957.95</u>	<u>\$ 957.95</u>
Total	\$ 2,369.22	\$ 2,369.07	\$ 2,368.94	\$ 2,368.85

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Community Information:

Single Family Units (Las Ramblas)	271
Townhomes (Las Ramblas)	36
<u>Courtyards (Las Sevilas)</u>	<u>98</u>
Total Units	405

FENCE INSTALLATION AND LOCATION AGREEMENT

THIS FENCE INSTALLATION AND LOCATION AGREEMENT (hereinafter the "Agreement") is made and entered into this ____ day of _____, 2026, by and between KEEP BLEAU GREEN COMMITTEE, INC., (hereinafter the "Committee"), a Florida Not for Profit Corporation, and FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT, (hereinafter the "District").

WITNESSETH:

WHEREAS, the District is a local unit of a special-purpose government of the State of Florida established in accordance with the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, and approved by Ordinance No. 06-135 of the Board of County Commissioners of Miami-Dade County, Florida;

WHEREAS, the Committee is a not for profit corporation and association which is composed of a group of residents who own or reside in certain parcels bounded on the East by N.W. 87th Avenue, on the North by Highway 836, on the West by N.W. 107th Avenue, and on the South by Flagler Street (hereinafter "Fontainebleau Park");

WHEREAS, the District is located within Fontainebleau Park;

WHEREAS, a Declaration of Covenants and Restrictions for the Maintenance of the Fontainebleau Lakes Greenspace Area, dated August 8, 2007 and recorded on August 13, 2007, in Official Records Book 25850, Pages 3992-4037, (hereinafter the "Declaration"), delineates certain limitations on construction and fencing that require the Greenspace Area to remain open for all the residential properties and members located within Fontainebleau Park; and

WHEREAS, the District has proposed the construction of a fence, adjacent to the Greenspace Area described in Declaration, located within the District; and

WHEREAS, the Committee and the District agree that the construction of a fence may violate the Declaration, and any such construction of a fence would require a mutual agreement between both parties; and

WHEREAS, following productive discussions between the Committee and the District, a mutual agreement has been reached to allow a limited, case-specific installation of the proposed fence under defined conditions.

NOW, THEREFORE, in consideration of the conditions, covenants, and mutual promises hereinafter set forth, the Committee and the District agree as follows:

1. Recitals.

The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.

2. **Limited Exception – No Waiver of Covenants.**

- a. **Limited Exception.** The Committee agrees to permit the District to erect a fence strictly constructed in accordance with the proposed Site Plan by the project engineer. The proposed Site Plan shall be reviewed and approved by the Committee prior to construction (the “Approved Plans”). The Committee, at its sole discretion, may approve, amend, or deny the proposed Site Plan. The final Approved Plans shall show the location of the fence in relation to the Greenspace Area described in the Declaration. Once the Committee has reviewed and agreed to the Approved Plans, the Committee shall, in writing, permit the construction of the fence and there shall be no deviation, relocation, expansion, or modification without express written approval of the Committee. Until such express approval, in writing, the District shall not construct, place or cause to be constructed or placed, any fence or any barrier within the Greenspace Area.
- b. **No Waiver/ No Modification.** The Committee and the District expressly agree, unequivocally, that nothing in this Agreement shall be intended to amend, modify, or nullify the Declaration or any amendment to the Declaration. All restrictions and covenants contained within the Declaration, or any amendment to the Declaration, shall remain fully valid, binding, and enforceable. Furthermore, this Agreement shall not be construed as a waiver or abandonment of the Committee’s rights.

3. **Non-Precedential Effect.**

- a. The District expressly agrees that this Agreement is unique and non-precedential and shall not rely on or use this Agreement as justification for any future fencing, enclosure, improvement, or any sort of construction that may violate the Declaration. Any future proposal(s) shall require the express written consent and approval by the Committee.
- b. The District acknowledges, affirms, and ratifies the restrictions and covenants, including but not limited to all restrictions applicable to the Greenspace Area, remain in full force and effect and continue to govern the Fontainebleau Park, without limitation.

4. **Access and Open Character.**

- a. **Preservation Of Open Use.** The District shall be responsible for ensuring that the Greenspace Area remains fully functionally open and accessible, in perpetuity, consistent with the original intent and purpose of the Declaration.
- b. **Prohibition on Restrictive Use.** The fence, once approved by the Committee, shall not be used to restrict access beyond what is contemplated within this

Agreement. Furthermore, any approved fence shall not create exclusivity or private control over any portion of the Greenspace Area by the District.

5. Gates and Operation.

- a. **Gate Location(s).** Any proposed gate shall be installed only in the location identified in the Approved Plans.
- b. **Operational Conditions.** All gates shall remain accessible and shall not operate in any manner that restricts the general use of the Greenspace Area.
- c. **Future Restrictions Prohibited.** The District shall not convert any gate into restricted access points without prior written consent and approval from the Committee.
- d. **Hours of Operation.** The gate and/or fence shall remain completely open and accessible with no restrictions to any of the residential properties and members located within Fontainebleau Park between sunrise and sunset, every day of the week.

6. Withdrawal of Existing Application and Exclusive Basis.

- a. **Withdrawal Requirement.** The District, immediately upon execution of this Agreement, shall withdraw Process Case Number C2024096983 (the “Application”) filed with Miami-Dade County and shall completely abandon or withdraw any related applications regarding the proposed fence. The District, within one week of execution of this Agreement, shall provide the Committee written confirmation from Miami-Dade County that the Application has been fully withdrawn.
- b. **Exclusive Basis.** The Committee and the District agree that the construction of the fence authorized herein is based solely on this Agreement and not on any prior or pending Application filed with Miami-Dade County.
- c. **No Conflicting Approvals.** The District shall not seek, rely upon, or enforce any governmental approval that conflicts or expands upon the rights granted under this Agreement.
- d. **Consistency of Future Submissions.** Any future governmental submission related to the fence shall be fully consistent with this Agreement and shall not expand its scope.

7. Maintenance, Indemnification, and Responsibility.

- a. **Construction and Maintenance.** The District shall be solely responsible for all construction, construction cost(s) and compliance of the terms herein. The

District shall pursue and obtain any required permits from Miami-Dade County. No construction shall begin without all necessary permits granted. If no permits are required, the District shall notify the Committee with a written communication from Miami-Dade County of such. The District shall continue to operate and maintain the fence in a safe and reasonable manner.

- b. **Indemnification.** To the fullest extent permitted by Florida law, the District agrees to indemnify, defend, and hold harmless the Committee, its officers, employees, agents, subcontractors, and affiliates from and against any and all claims, damages, losses, liabilities, costs, and expenses, including reasonable attorneys' fees and court costs, arising out of or relating to the construction, erection, and or maintenance of the fence.

8. Governing Laws.

This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The District and the Committee agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement.

9. Severability.

In the event any term or provision of this Agreement be determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

10. No Admission.

Nothing in this Agreement shall be construed as an admission by the Committee regarding the legality of the proposed fence of any prior interpretation advanced by the District or any third party.

11. Entire Agreement.

This Agreement, together with the documents referenced herein, constitute the entire agreement and understanding among the parties with respect to the subject matter hereof, and there are no other agreements, representations, or warranties other than as set forth herein.

12. Modification, Amendment, and Release.

Modifications of this Agreement may only be modified, amended, or released, by written instrument signed by the Committee and the District, provided that such modification, amendment, release has been approved by both parties. Any modification, amendment or release of this Agreement as provided herein shall be

reflected in a recordable instrument prepared, executed and recorded by the District with a copy made available to the Committee.

13. Cancellation and Enforcement.

Enforcement of this Agreement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Agreement. Any violation of this Agreement shall constitute a material breach and the Committee shall be entitled to injunctive relief, enforcement of removal or correction, and recovery of costs and attorney's fees to the fullest extent permitted by law. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both. The terms of this section shall survive the termination of this Agreement.

14. Cumulative Remedies.

Nothing contained herein shall prevent the Committee from exercising its rights and remedies it may have under law.

[signature pages follow]

Signed, witnessed, executed, and acknowledged on this _____ day of _____, 2026.

WITNESSES:

Keep the Bleau Green Committee, Inc.,
a Florida not for profit corporation

Signature

Jesus Carcasses, President

Print Name

Address

Address

STATE OF _____)
COUNTY OF _____) SS:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, as _____ of **KEEP THE BLEAU GREEN COMMITTEE, INC.**, a Florida not for profit corporation, who is personally known to me or ____ has produced _____ as identification.

[NOTARIAL SEAL]

Print Name: _____

Notary Public, State of _____

Commission #: _____

My Commission Expires: _____

Signed, witnessed, executed, and acknowledged on this _____ day of _____, 2026.

WITNESSES:

Keep the Bleau Green Committee, Inc.,
a Florida not for profit corporation

Signature

Jesus Carcasses, President

Print Name

Address

Address

STATE OF _____)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, as _____ of, a Florida limited liability company, who is personally known to me or _____ has produced _____ as identification.

[NOTARIAL SEAL]

Print Name: _____

Notary Public, State of _____

Commission #: _____

My Commission Expires: _____

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Fontainbleau Lakes Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 17th day of August, 2026.

ATTEST:

**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 19, 2026
November 16, 2026
April 19, 2027
May 17, 2027
June 21, 2027
September 20, 2027**

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 15, 2027

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

PUBLISH: MIAMI HERALD 00/00/2026

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 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 [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

6. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

7. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

8. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

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/>.

June 29, 2026

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

Re: Year 2026 Fontainebleau Lakes CDD Report

Dear Mr. Silva:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by Fontainebleau Lakes Community Development District (the “District” or “CDD”); 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District’s infrastructure and; 4) to review the insurance carried by the District and amounts set aside for paying the premium.

The District is located in the North ½ Section 5, Township 54 South, Range 40 East and government Lot 5 between township 53 South and 54 South recorded in Plat Book 166 Page 45. The Development is located within Postal Code 33172. See Exhibits 2 and 3 for the boundaries of the District and configuration of the Development.

1. Infrastructure Ownership

a. Land Ownership

- i. The District currently owns 93.00 acres of land as described in Exhibits 2, 3 and 4.

b. Roads

- i. The CDD road improvements were completed and are owned by the CDD. They are in Tract A of Fontainebleau West-North (PB 169, PG 23) and in tracts R and S of Fontainebleau West (PB 166, PB 45).

c. Stormwater Management System

- i. The CDD drainage and stormwater management systems were completed and are owned by the CDD. The road drainage system is in Tract A of Fontainebleau West-North (PB 169, PG 23) and in tracts R and S of Fontainebleau West (PB 166, PB 45). The lakes and open areas are in the CDD-owned lands indicated in Exhibits 2, 3 and 4.

d. Water Distribution and Sanitary Sewer System

- i. The water system was completed and conveyed to Miami-Dade County Water and Sewer Department (“WASD”), in accordance with WASD Agreement number 19195.

- ii. The gravity portion of the sanitary sewer system was completed and is owned by the CDD. It is in Tract A of Fontainebleau West-North (PB 169, PG 23) and in tracts R and S of Fontainebleau West (PB 166, PB 45).
- iii. The two lift stations that serve the Development, one located in Tract V (PB 169, PG 23), and the other in Tract S (PB 166, PG 45) (refer to Exhibit 2) were completed and are owned by the CDD.

2. State, Working Order and Condition of the Infrastructure

Alvarez Engineers, Inc. conducted a field inspection to determine the current state, working order and condition of the infrastructure owned by the District and reports the following:

a. Roads

- i. The CDD roads are in good working order and condition. Some paved areas and pavement markings show some degree of wear and tear but do not require repair at this moment. Some damaged concrete curbs were observed during our field inspection.

b. Stormwater Management System

- i. The CDD drainage and stormwater management systems in the portion of the Development located west of NW 97 Avenue (refer to Exhibit 2) are in good working order and condition.
- ii. Parcel 1 (refer to Exhibit 3). The retention lake and CDD pedestrian access are in good working order and condition.
- iii. Parcel 2 (refer to Exhibit 3). The CDD retention lake has been completed. The pedestrian access way has been completed. The upland amenities and landscape were completed in accordance with the conditions and configuration described in the Amendment to Easement Agreement between the CDD and CJUF III, Flagler LLC recorded at ORB 28868, PG 1315 and are in good condition.

c. Water Distribution and Sanitary Sewer System

- i. The water system was conveyed in good condition to Miami-Dade County Water and Sewer Department (“WASD”) for ownership and maintenance.
- ii. The sanitary sewer system consisting of onsite gravity structures and pipes, the two lift stations and force mains are in good working order and condition.

3. Estimated Maintenance Costs for District Owned Infrastructure

a. General

We think that for Fiscal Year 2026-2027, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to <http://fontainebleaulakescdd.org/financials/> for the FY 2026-2027 Budget).

b. Roads

We recommend that the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the pavements within the District roadways. The table below provides an estimate of the replacement costs at the end of the pavement service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	$FC = (PC)(1+r/100)^n$	(i)	$FCi/((1+i)^n - 1)$
PAVEMENTS									
2013	2043	2026	17	72,146	\$10.00	\$721,460	\$1,097,787	0.25%	\$63,294
PAVEMENT MARKINGS AND SIGNING									
2020	2030	2026	4	72,146	\$2.50	\$180,365	\$199,089	0.25%	\$49,586

c. Stormwater Management System

We recommend that the District considers creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 160 drainage structures and 11,857 Linear Feet of pipes in the District. It is also estimated that 6-7 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. Refer to Exhibit 5.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
(Y1)	Structures Cleaning	EA	36	230.00	8,280
	Baffle Detachment	EA	40	50.00	2,000
	Baffle Replacement	EA	10	600.00	6,000
	Pipe Cleaning and CCTV	LF	2,819	6.75	19,028
	Cost				35,308
(Y2)	Structures Cleaning	EA	31	236.00	7,316
	Baffle Detachment	EA	21	51.00	1,071
	Baffle Replacement	EA	5	615.00	3,075
	Pipe Cleaning and CCTV	LF	2,260	6.92	15,639

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
	Cost				27,101
(Y3)	Structures Cleaning	EA	31	242.00	7,502
	Baffle Detachment	EA	21	53.00	1,113
	Baffle Replacement	EA	5	630.00	3,150
	Pipe Cleaning and CCTV	LF	2,260	7.09	16,023
	Cost				27,788
(Y4)	Structures Cleaning	EA	31	248.00	7,688
	Baffle Detachment	EA	21	54.00	1,134
	Baffle Replacement	EA	5	646.00	3,230
	Pipe Cleaning and CCTV	LF	2,260	7.27	16,430
	Cost				28,482
(Y5)	Structures Cleaning	EA	31	254.00	7,874
	Baffle Detachment	EA	19	55.00	1,045
	Baffle Replacement	EA	6	662.00	3,972
	Pipe Cleaning and CCTV	LF	2,258	7.45	16,822
	Cost				29,713
Total	Total Structures Cleaning	EA	160		
	Total Baffle Detachment	EA	122		
	Total Baffle Replacement	EA	31		
	Total Pipe Cleaning and CCTV	LF	11,857		
	Total Cost				148,392.00
Prices Annual Inflation Rate of:		%			2.50
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: $Q_2 = Q_3 = Q_4 = (\text{Total Q} - Q_1)/4$					
Quantities for Y5 were computed as: $Q_5 = Q - Q_1 - Q_2 - Q_3 - Q_4$					

4. Insurance

Alvarez Engineers has received the District's general liability, property, inland marine, hired non-owned auto, employment practices liability, public officials liability insurance policy and deadly weapon protection provided by Florida Insurance Alliance under Agreement No. 100125033 for the period between October 1, 2025 and October 1, 2026. The District has budgeted enough funds to cover the \$22,945 insurance premium.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report, public documents available and communications with the District's field staff.

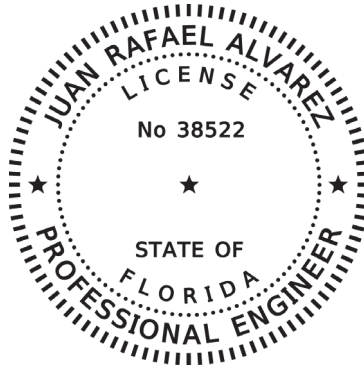
If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

**Juan R
Alvarez**

 Digitally signed by Juan
R Alvarez
Date: 2026.06.29
11:58:41 -04'00'

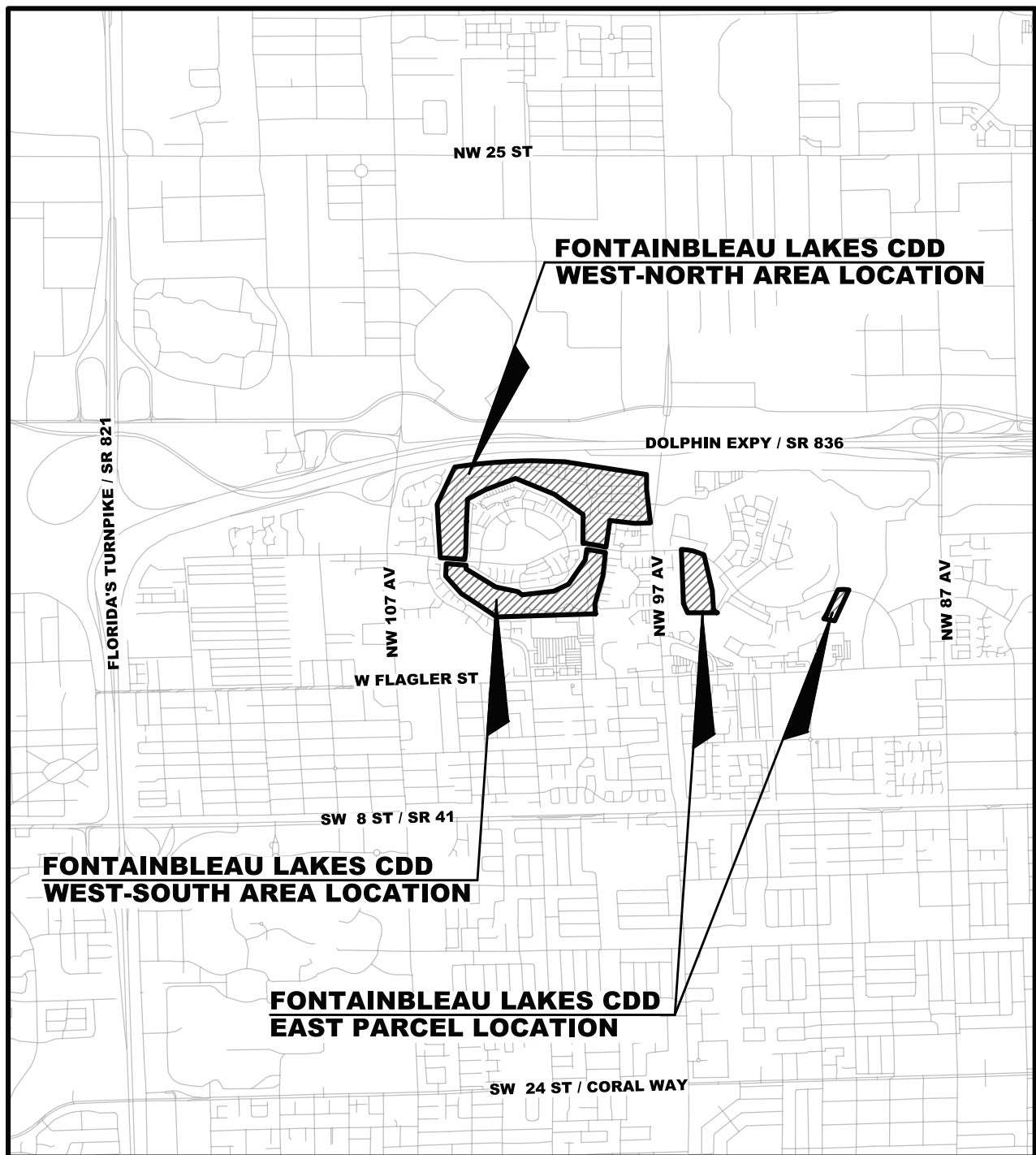
Juan R. Alvarez, PE
District Engineer
Date: June 29, 2026



This item has been digitally signed and sealed by
Juan R. Alvarez, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Cc Michael Pawelczyk, District Counsel mjp@bclmr.com



ALVAREZ ENGINEERS, INC.

**FONTAINEBLEAU LAKES CDD
LOCATION MAP**

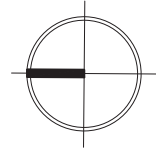
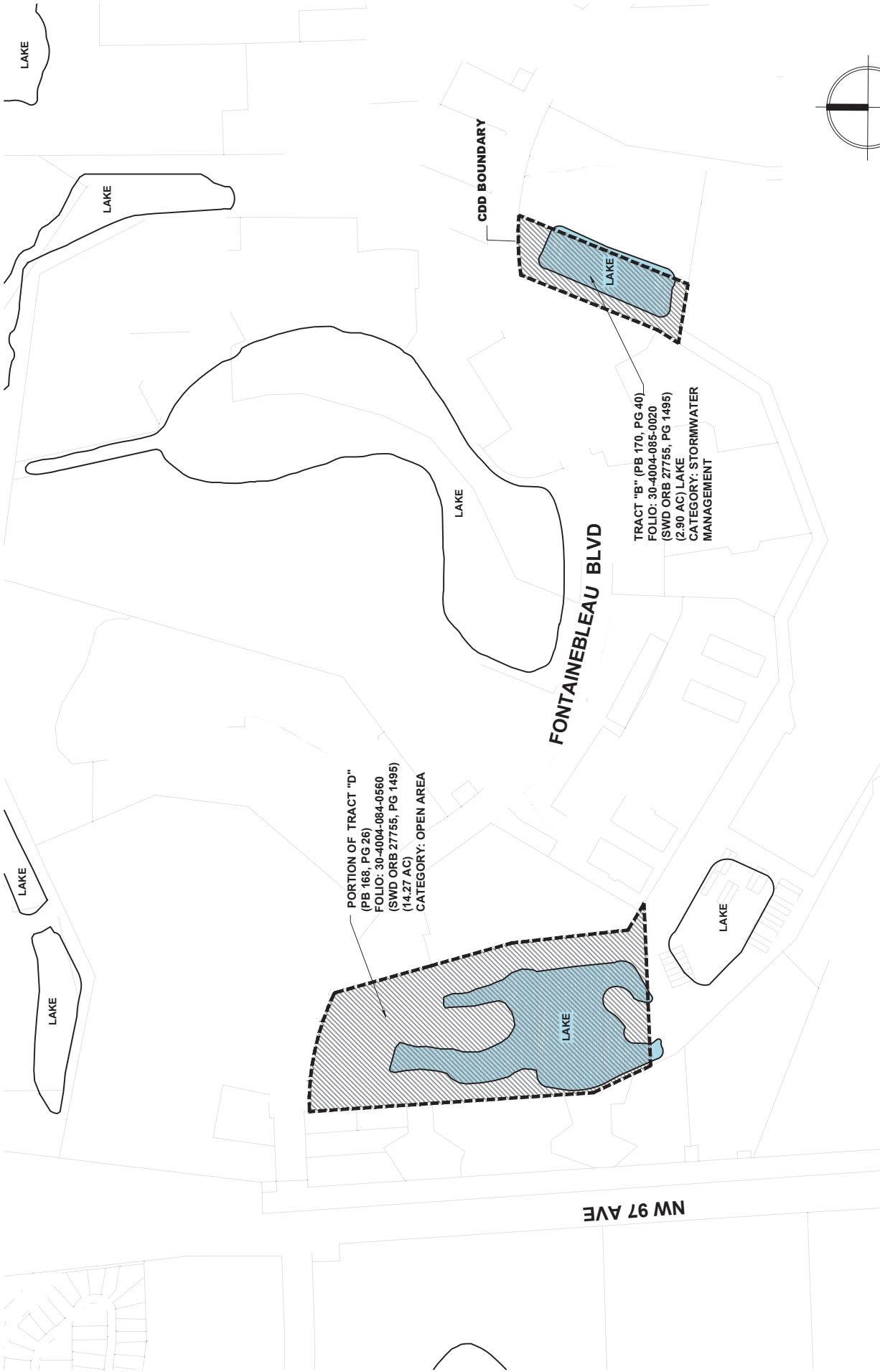
EXHIBIT 1

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ALVAREZ ENGINEERS, INC. **FONTAINEBLEAU LAKES CDD** **CDD LAND OWNERSHIP**



ALVAREZ ENGINEERS, INC.

FONTAINEBLEAU LAKES CDD

DISTRICT PROPERTY - EAST PARCEL

EXHIBIT 3

CDD OWNERSHIP

TRACT "P" (PB 166-045)
FOLIO: 30-3055-091-1740
QCD ORB 28635 PG 2633
CATEGORY: OPEN AREA

TRACT "Q" (PB 166-045)
FOLIO: 30-3055-091-1750
QCD ORB 28635 PG 2633
CATEGORY: OPEN AREA

TRACT "R" (PB 166-045)
FOLIO: 30-3055-091-1760
QCD ORB 28635 PG 2633
CATEGORY: ROAD

TRACT "A" (PB 169-023)
FOLIO: 30-3055-092-2720
QCD ORB 28635 PG 2633
CATEGORY: INGRESS-EGRESS COMMON AREA

TRACT "N" (PB 169-023)
FOLIO: 30-3055-092-2750
QCD ORB 28635 PG 2633
CATEGORY: COMMON AREA LANDSCAPE

TRACT "F" & TRACT "B1" (PB 169-023)
FOLIO: 30-3055-092-2755
QCD ORB 29252 PG 0950
CATEGORY: COMMON AREA LANDSCAPE

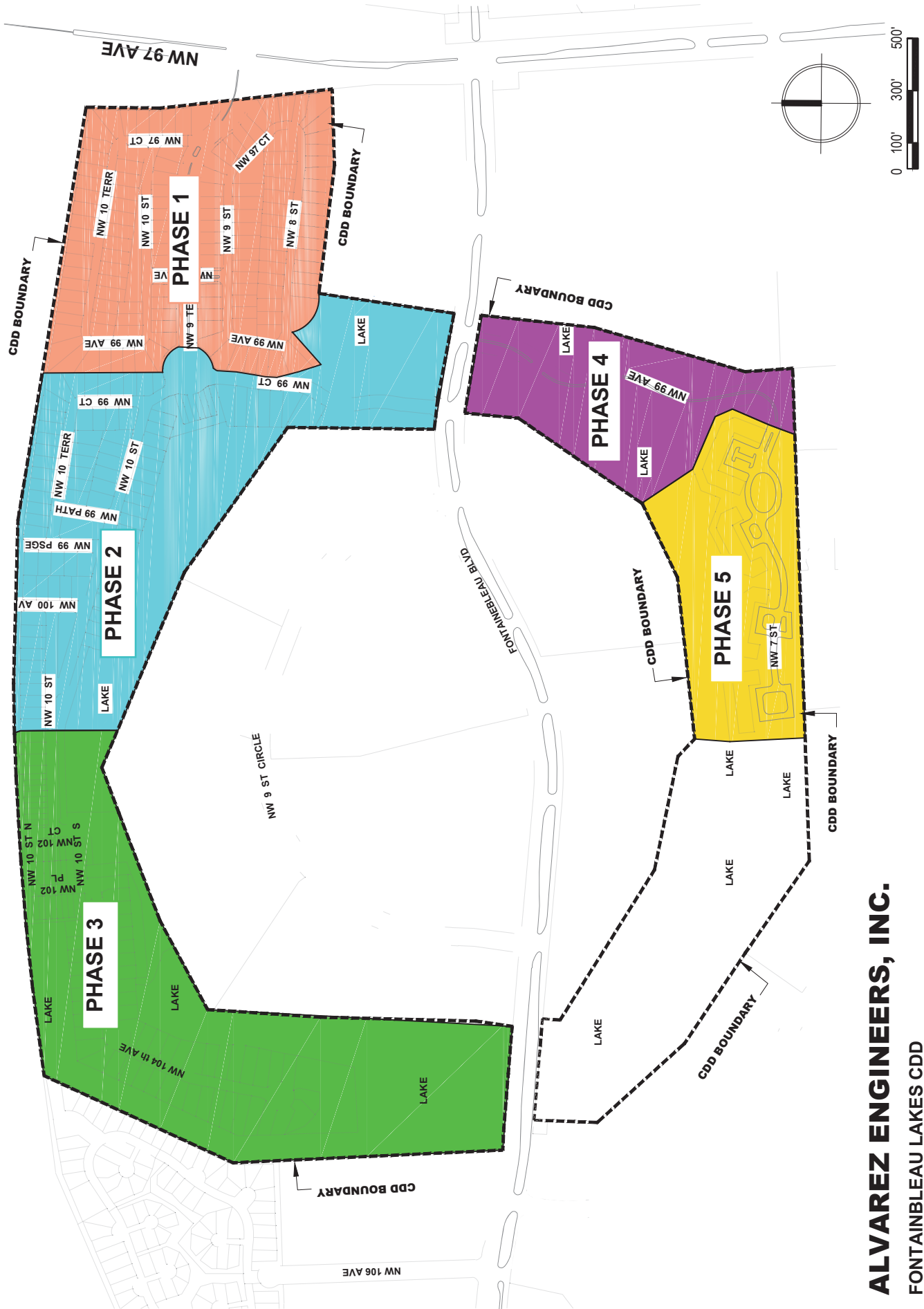
TRACT "G" (PB 169-023)
FOLIO: 30-3055-092-2760
QCD ORB 29252 PG 0950
CATEGORY: COMMON AREA LANDSCAPE

TRACT "V" (PB 169-023)
FOLIO: 30-3055-092-2800
QCD ORB 28635 PG 2633
CATEGORY: LIFT STATION

TRACT "W" & TRACT "X" (PB 169-023)
FOLIO: 30-3055-092-2810
QCD ORB 28635 PG 2633
CATEGORY: COMMON AREA LANDSCAPE

TRACT "Y" & TRACT "Z" (PB 169-023)
FOLIO: 30-3055-092-2820
QCD ORB 28635 PG 2633
CATEGORY: COMMON AREA LANDSCAPE

ALVAREZ ENGINEERS, INC.
FONTAINBLEAU LAKES CDD
CDD LAND OWNERSHIP



ALVAREZ ENGINEERS, INC.

FONTAINEBLEAU LAKES CDD

DRAINAGE SYSTEM MAINTENANCE

EXHIBIT 5