



**CENTURY GARDENS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
JANUARY 5, 2017
6:30 P.M.**

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

www.centurygardenscdd.org

786.347.2711 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
The Mater Gardens Academy Charter School - Cafeteria
9010 NW 178th Lane
Miami, FL 33018
SPECIAL BOARD MEETING
January 5, 2017
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 1, 2016 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Presentation on 10 Acre Townhome Project
 - 2. Items Requested by Chairman Farhan for Discussion;
 - Enhancement of existing monuments
 - Townhouse entrance monument (what will it look it?) we should strive for architectural design harmonization as much as possible
 - Considering expanding one way road to a two road and installing a traffic light at the junction of 87th Ave.
 - Speed calming devices
 - Possible development impact fee to leverage funding to improve main medium Dead Palm Situation. [Possible Palm replacement fee of (\$50,000)]
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

**Notice Special Board Meeting of the
Century Gardens Community Development District**

The Board of Supervisors of the Century Gardens Community Development District will hold a Special Board Meeting on January 5, 2017, at 6:30 p.m. in the Mater Gardens Academy Charter School – Cafeteria located at 9010 NW 178th Lane, Miami, Florida 33018.

The purpose of the Special Board Meeting is for Lennar’s presentation regarding the 10-acre townhome project and for the Board to consider any/all business which may properly come before it. A copy of the Agenda may be obtained from the District’s website or by contacting the District Manager at 786-347-2711 Ext 2011 and/or toll free at 1-877-737-4922 during normal business hours. The meeting is 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 Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors 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 this meeting should contact the District Manager at 786-347-2711 Ext 2011 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meeting.

If any person decides to appeal any decision made with respect to any matter considered at this 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.

Century Gardens Community Development District

www.centurygardenscdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 12/27/16

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 1, 2016**

A. CALL TO ORDER

The November 1, 2016, Regular Board Meeting of the Century Gardens Community Development District was called to order at 6:43 p.m. in the Cafeteria of the Mater Gardens Academy Charter School located at 9010 NW 178th Lane, Miami, Florida 33018.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 21, 2016, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Abraham Farhan, Vice Chairperson Shirley Villalobos and Supervisor Nildo Ruiz constituted a quorum and it was in order to proceed with the meeting:

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present was Andy Fuhrman of Allstate Resource Management.

D. ADDITIONS OR DELETIONS TO THE AGENDA.

There were no comments from the public for items not on 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. June 13, 2016, Public Hearing & Regular Board Meeting

The minutes of the June 13, 2016, Public Hearing & Regular Board Meeting were presented for approval.

A **MOTION** was made by Supervisor Ruiz, seconded by Vice Chairperson Villalobos and passed unanimously passed to approve the minutes of the June 13, 2016, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Discussion Regarding Lake Vegetation and Proposed Treatment of Tract B

Mr. Fuhrman of Allstate Resource Management attended this evening's meeting to discuss the vegetation in the small lake located within the District. Mr. Fuhrman made his presentation, provided pictures and explained that they have been encountering difficulties accessing the invasive vegetation in the center of the lake due to the muck and shallow waters at Tract B. Mr.

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 1, 2016**

Fuhrman addressed the Board's questions and suggested that they consider allowing some of the beneficial vegetation to grow out, which would counter the invasive vegetation from expanding and attract local birds to this area. The Board agreed to allow the beneficial vegetation to grow out in limited quantities and to re-evaluate this area during the next meeting scheduled for March.

2. Update Regarding Current Condition of Palms

Presented in the meeting book was an e-mail from Rob Mainguy with regard to the current condition of the palms, which stated that they have been treated twice and, in his opinion, are thriving. Pictures of the newly installed palms were also provided. The palms are currently on the fertilization schedule and were last treated on August 11, 2016. They will be treated again on or about November 11, 2016. Discussion took place on the options moving forward with regard to the currently dying palms and District management was asked to gather proposals for the next meeting with the following two options: 1) to have dead palms removed; and 2) to have the dead palms removed and replaced with new ones.

3. Review Field Operations' Irrigation Repair Timeline and Thermal Protection Recommendation

Presented in the previous month's meeting book and also for today's meeting was a proposal from Sullivan to add Thermal Protection to the Irrigation System. At the request of the Chairman, also presented was a timeline and recommendations made by Julian Romero, the Field Operations Manager, with regard to the Thermal Protection option for the Irrigation System.

4. Consider Proposal to Add Thermal Protection to the Irrigation System

Following a brief discussion regarding the matter, the following motion was made:

A **MOTION** was made by Supervisor Villalobos, seconded by Chairman Farhan approving Quote #1446 from Sullivan dated March 16, 2016, in the amount of \$601.08, as specified in the proposal, for the addition of Thermal Protection to the Irrigation System. Upon being put to a vote, the **MOTION** carried on a vote of 2 to 1 with Supervisor Ruiz dissenting.

H. NEW BUSINESS

1. Consider Resolution No. 2016-05 – Adopting a Fiscal Year 2016/2017 Meeting Schedule

Mrs. Perez presented Resolution No. 2016-05, entitled:

**RESOLUTION NO. 2016-05
A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE CENTURY GARDENS COMMUNITY DEVELOPMENT
DISTRICT, ESTABLISHING A REGULAR MEETING
SCHEDULE FOR FISCAL YEAR 2016/2017 AND SETTING**

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 1, 2016**

**THE TIME AND LOCATION OF SAID DISTRICT
MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez read the title of the resolution into the record and noted that meetings would remain at the same location of the Mater Gardens Academy Charter School, Cafeteria, 9010 NW 178th Lane, Miami, Florida 33018 with the same start time of 6:30 p.m. She added that the presented schedule had not been approved back in June when originally presented due to scheduling conflicts. Pursuant to further discussion, additional changes were requested and the amended schedule was agreed upon as follows:

**March 14, 2017
April 10, 2017
May 23, 2017
September 12, 2017**

A **MOTION** was made by Supervisor Ruiz, seconded by Chairman Farhan and unanimously passed to adopt Resolution No. 2016-05, approving the Regular Meeting Schedule, as amended, for Fiscal Year 2016-2017, holding meetings at the current location with the start time of 6:30 p.m., and authorizes the advertisement of same, as required by law.

2. Consider Resolution No. 2016-06 – Adopting a Fiscal Year 2015/2016 Amended Budget

Supervisor Abel Fernandez arrived at approximately 7:30 p.m.

Mrs. Perez presented Resolution No. 2016-06, entitled:

RESOLUTION NO. 2016-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL
YEAR 2015/2016 BUDGET (“AMENDED BUDGET”), PURSUANT TO
CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN
EFFECTIVE DATE.**

Mrs. Perez explained, as is done every year for administrative and statutory requirements within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2016. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Ruiz seconded by Supervisor Fernandez and unanimously passed to adopt Resolution No. 2016-06, Adopting/Approving the Amended Fiscal Year 2015-2016 Budget, as presented.

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 1, 2016**

3. Consider Resolution No. 2016-07 – Electronic Approval Process and Authorized Signatories

Mrs. Perez presented Resolution No. 2016-07, entitled:

RESOLUTION NO. 2016-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the resolution into the record, provided an explanation for the document and stated that this action is necessary due to changes at the corporate office in which it was announced that Ashlyn Miner, one of the current signatories, had retired. Mrs. Perez added that the purpose of this action was to designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account. A discussion ensued after which:

A **MOTION** was made by Supervisor Fernandez, seconded by Supervisor Ruiz and unanimously passed to approve and adopt Resolution No. 2016-07, as presented, designating Todd Wodraska, Jason Pierman, Patricia LasCasas, Peter Pimentel, Gloria Perez and Abraham Farhan as authorized signatories on the established operating account and authorizing the electronic approval process.

4. Receive and Accept Annual Engineer's Report

Mrs. Perez presented the Alvarez Engineering 2016 Annual Engineer's Report in the meeting book.

A **MOTION** was made by Supervisor Fernandez, seconded by Vice Chairperson Villalobos and unanimously passed to receive and accept the 2016 Annual Engineer's Report, as presented.

5. Consider Approval of Rate Increase – Alvarez Engineers, Inc.

At the request of the District's Engineer, Alvarez Engineers, Inc. (Principal Juan Alvarez), presented in the meeting book was a letter requesting that the Board consider amending the hourly personnel billing rates to current levels. Also presented were the current billing rates in the

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 1, 2016**

Engineering Agreement as of 2006, as well as the Proposed Schedule “A” outlining the 2016 Hourly Personnel Billing Rates. A discussion ensued after which:

A **MOTION** was made by Supervisor Ruiz, seconded by Supervisor Fernandez and unanimously passed to amend the District Engineer’s Hourly Personnel Billing Rates, effective from this date forward.

I. ADMINISTRATIVE MATTERS
1. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly reviewed them with the Board. She pointed out that the available funds as of September 30, 2016 were \$65,149.88.

J. BOARD MEMBER COMMENTS

Mrs. Perez advised the Board that she had spoken with Angel of Lennar who had confirmed that Lennar had been approved by Miami-Dade County to construct townhomes on the neighboring property. Members of the Lennar team would like to attend an upcoming meeting to elaborate on the project and to discuss with the Board the possibilities of expanding the District. The Board agreed to hear Lennar’s presentation.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Chairman Farhan to adjourn the meeting at 8:03 p.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice Chairperson