

Palm Glades
Community Development District

www.silverpalmcdd.com

Mauricio Pelaez, Chairman
Edwin Lugo, Vice Chairman
Jesus Vazquez, Assistant Secretary
Bryant Xavier, Assistant Secretary
Tery Baluja, Assistant Secretary

November 12, 2019



Palm Glades

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

November 5, 2019

**Board of Supervisors
Palm Glades
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Palm Glades Community Development District will be held on **November 12, 2019 at 6:30 p.m. at the Silver Palms by Lennar/ Clubhouse Silver Palms, 23770 SW 115th Avenue, Miami, FL 33032.** Following is the advance agenda for the meeting:

Segment I:

1. Roll Call and Pledge of Allegiance
2. Approval of Minutes of the October 8, Meeting
3. Discussion of Financing Matters related to Series 2020 Annexation Project
 - A. Consideration of Engagement Letter with FMSbonds, Inc.
 - B. Consideration of Engagement Letter with Greenberg Traurig
 - C. Consideration of Engineers Report
 - D. Consideration of Assessment Methodology Report
 - E. Consideration of **Resolution #2020-01** Declaring Special Assessments
 - F. Consideration of **Resolution #2020-02** Calling for a Public Hearing to Impose Special Assessments
 - G. Consideration of **Resolution #2020-03** Authorizing Resolution
4. Ratification of Aquatic Maintenance Services Agreement with Solitude Lake Management, LLC
5. Ratification of Third Amendment to Agreement with CDI Enterprises, LLC
6. Ratification of Services Agreement for Supplemental Security Services with Delta Five Security, LLC
7. Ratification of Facility Use Agreement for Tutoring and Standardized Test Preparation with Lourdes Azcuy
8. Ratification of Small Project Agreement for Pressure Cleaning with Chandler Contractors, Inc.
9. Ratification of Termination Letter for Recreation Program Agreement with Victory for Youth, Inc.

Segment II – Workshop Section:

Discussion of Any Projects and Workshop Items

Segment III:

10. Authorization or Approvals Requiring Board Action for Items Discussed During Workshop
11. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Club
 - 1) Monthly Report
 - 2) Consideration of Quotes from ARK Solvers
 - D. Field Manager – Monthly Report
 - E. CDD Manager
12. Financial Reports
 - A. Approval of the Check Register
 - B. Balance Sheet and Income Statement
13. Supervisors Requests and Audience Comments
14. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.silverpalmcdd.com>

**MINUTES OF MEETING
PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Palm Glades Community Development District was held on Tuesday, October 8, 2019 at 6:30 p.m. at the Silver Palms by Lennar Clubhouse, 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

Mauricio Pelaez	Chairman
Edwin Lugo	Vice Chairman
Jesus (Jay) Vazquez	Assistant Secretary
Bryant Xavier	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Andressa Navarette	GMS
Nick Krittell	KW Property Management
Scott Cochran	District Counsel
Lourdes Azcry	Tutor

Segment I:

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Duque called the meeting to order at 6:36 p.m. and called the roll. All Supervisors were present with the exception of Ms. Baluja. The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
September 10, 2019 Meeting**

Ms. Duque: This is the time to make any corrections, additions or deletions to the minutes of the September 10, 2019 meeting. If there are none, a motion to approve would be in order.

Mr. Lugo: They are still confusing our names.

Mr. Pelaez: At least we are seeing our names with motions, so I think we are good.

On MOTION by Mr. Pelaez seconded by Mr. Lugo with all in favor the Minutes of the September 10, 2019 Meeting were approved as amended.

THIRD ORDER OF BUSINESS

Consideration of Proposal from All Star Electrical Services, Inc. for Courtyard Lights

Ms. Duque: I would like to move this item for the workshop so we can have a full discussion.

FOURTH ORDER OF BUSINESS

Ratification of Termination Letter Regarding Agreement with Eco-Blue Aquatic Systems, Inc.

Ms. Duque: This is following direction provided by the Board at our last meeting. The termination letter was sent. It's attached to the agenda for your information, so a motion to ratify would be in in order.

On MOTION by Mr. Pelaez seconded by Mr. Lugo with all in favor the termination letter to Eco-Blue Aquatic Services, Inc. was ratified.

Ms. Duque: At this time, we will proceed to the workshop.

Segment II: Workshop Section:

(The Board had a workshop meeting at this time to discuss the following items)

- A Discussion of Tutoring Program
- B. Discussion of Security in the Community
- C. Discussion List Provided by the Chairman
- D. Discussion of Any Projects and Workshop Items

Segment III:
FIFTH ORDER OF BUSINESS

**Authorization or Approvals
Requiring Board Action for Items
Discussed During Workshop**

Ms. Duque: Returning from the workshop section, I will now address the items that were discussed and require Board action. The first item is the tutoring program presentation by Lourdes Azcuy. At this time, I need a motion to enter into an agreement and authorize District Staff to draft it.

On MOTION by Mr. Vazquez seconded by Mr. Xavier with all in favor authorization for District Staff to enter into a Facility Use Agreement with Lourdes Azcuy for tutoring services was approved.

Ms. Duque: I will work with Scott to make sure all documents we need are included in the agreement.

Mr. Pelaez: I think we are good with two elementary tutors for now.

Ms. Duque: The next item is discussion of an email sent by Dante Velez regarding security within our community and the reports provided by Delta Five Security. No action is required at this point. The next item is a proposal that we received from OnStar Electric for the courtyard light poles. The Board decided to place this project on hold due to the fact that we have other projects to work on. Next is the discussion that took place regarding the basketball program. The Board decided to terminate the agreement so I will need a motion to terminate and authorize staff to provide 30 days' notice to the vendor.

On MOTION by Mr. Vazquez seconded by Mr. Xavier with all in favor providing 30 days' notice for termination of the agreement with the basketball program and authorization for District Staff to provide a 30-day notice to the vendor was approved.

Ms. Duque: Just for the record, I would like to mention that the Board authorized me moving forward with the purchase of basketballs for the clubhouse to be used by the members.

Mr. Pelaez: Juliana, one last thing. Because the sun is setting sooner, I request that we observe the hours of the pool deck and back areas.

Ms. Duque: Correct. Once again, as it was discussed even prior to the meeting with Nick, we need to make sure that the new Clubhouse Director enforces the rules and regulations of the clubhouse, not only for the basketball program but in general. Nick will give us some information about some interviews he had already. It's important to mention that the facilities outside of the pool, are not open after dark. It's only open from sunrise to sunset. So, if that is interfering with the basketball program for those 30 days, it needs to be very clear that they cannot use the facilities after sunset. The next item is a motion for the Board to approve the proposal from Miami Pool Tech in the amount of \$5,361 to replace the burnt motor with a new motor.

Mr. Pelaez: Daylight savings time is in about a month. It starts getting dark at 6:00 p.m. on November 4th.

Ms. Duque: We will make sure that's enforced by staff.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Cochran: We have some good news. We worked with the Miami-Dade County Property Appraiser's office. As we mentioned at the last meeting, they were assessing this clubhouse parcel without giving us an exemption or a reduced valuation despite that we are a government entity. The attorney asked me to prepare a memo, so we sent them a memo and they agreed with our position and gave us a 100% exemption on our property taxes.

Mr. Xavier: Wonderful. In perpetuity?

Mr. Cochran: I'm going to follow up with him. The condition is basically the same terms we acquired the clubhouse from the developer which is to make memberships available to the public to purchase. We want essentially the same terms as community residents, so if they have an annual fee, they can pay to become annual members just like the residents of the community. As long as that doesn't change, that should be the same case. We are not required under law to file for exemption every year. I'm just going to follow-up to make sure we are not going to have to do that again.

Mr. Pelaez: Okay. Thank you.

Mr. Cochran: There's one little piece from a Special Taxing Lighting District that Juliana is going to follow up with, but the big chunk from the county for the ad-valorem tax is gone which is good.

Mr. Pelaez: How much were they trying to get from us?

Mr. Xavier: \$40,000.

Ms. Duque: It was \$44,000. I would like to congratulate Scott on the work he has done with the County attorney and for the opinion he provided to the county. It was amazing. So, our tax bill went from \$44,000 to \$4,000. I didn't realize it until Scott showed it to me. That is in reference to a Special Taxing District. We received it yesterday and I'm waiting to receive an answer on what that bill belongs to and what specific portion it's for. I will make sure that I have that and will contact Scott if I need his help again. I'm very happy.

Mr. Cochran: Other than that, at the last meeting a bunch of agreements were approved. We finished all the ones for the holiday lighting, additional security services, etc. It was a busy month.

Mr. Pelaez: Thanks for your hard work. We appreciate it.

Ms. Duque: Thank you so much, Scott.

B. Engineer

Ms. Duque: The District Engineer had no report.

C. Club

1) Monthly Report

Mr. Krittell: It's been a busy month. I wanted to update you on the staffing. First, we hired a part-time Front Desk attendant to replace Brian who resigned last month. Her name is Kelsey and she started yesterday. We went through orientation, came here, and will spend all day training with Mike. She's very bright. She worked in the medical field for the Bascom Palmer Cancer Institute and is looking to go back to school. So, working part-time fits her schedule perfectly. She's a great addition and highly qualified. I'm happy to see her come onboard.

Ms. Duque: I would like to add that she speaks, Spanish, English, and Creole. My understanding is that there are a lot of residents here that only speak Creole.

Mr. Krittel: We are excited about her joining the team. I also found a club manager, and we are very excited about that. Her name is Monica Henning. I have some resumes to share with you so you have background on her experience. She accepted the offer today. I went through a number of interviews last week. Monica has a great background. She worked for a spa and club amenity type of hospitality company for several years, other various properties, a couple of KW properties, and some District properties. They have great attention to detail and a high level of hospitality. She seems like she's going to be firm but fair with the staff. She has a great deal of event planning experience and a Bachelor's Degree from FIU in hospitality. I'm very excited about her coming onboard. I know that we took a leap while we got Stephanie onboard and I think we are going to take another leap when we get Monica on board. So, I'm excited about that. In the meantime, I've been busy managing the clubhouse and my additional duties.

Mr. Pelaez: Thank you for stepping in. We appreciate it.

Mr. Krittel: We have had a number of repairs. Over the last month or so, at the gym, we repaired two treadmills and replaced some of the bench hands that were cracked. I have been on top of the pool service. They had some issues with the pool. This past weekend the jacuzzi was in poor shape. I am writing the pool company to get everything squared away from a service standpoint. They have been pretty responsive. They did a lot of work on the splash pad. There are some improvements that we want them to make. So, there is some work that they are going to do out there. A couple of water guns didn't work because a hose was not connected. They are going to connect it for us. Underneath the splash pad there is a netted area, they opened up that netting and cleaned it out. They are going to be adding a water line to a couple of slides that are dry right now. On dry days, those dry spots can burn the kids, so they are going to be taking care of that as well.

2) Ratification of Invoices from Miami Pool Tech, Inc.

Mr. Krittel: We were just informed today that the jacuzzi pump motor went down, so we will be getting a quote for that. It was never replaced. It is aging, as it's at the end of its useful life. We are going to recommend that you replace it. They also presented a quote for some surge protectors. They are looking at reducing the price.

Ms. Duque: When we received the proposal to repair the motor, I was extremely concerned, and I wanted to better understand what took place, so we met with a

October 8, 2019

Palm Glades CDD

representative from Miami Pool Tech. A couple of things took place. Number one, there were proposals that were sent for capital repairs that needed to be done. For some reason, nobody took care of those at that time. From that time forward, I requested that Miami Pool Tech include me in all types of communications. I also asked them to provide a report to the clubhouse manager every time they do a visit, so we should receive a report with a status of the equipment. During that time, in talking to Mauricio and Nick, we found out that we had an issue with the equipment we have. We noticed a couple of issues with the last company. That's why you decided to change it. They are starting to bring everything up to speed. The parts and equipment used in the new facilities, is not the same equipment that was installed a long time ago. Their warranty used to be five years, depending on the motors, but now it's a one-year warranty. So, there are a lot of things that play into this. During the big storms we have had, a lot of our motors were burned, as well as smaller parts. That is what created this domino effect. They found out today, as Nick mentioned, that the motor will need to be replaced, but I spoke to Raul today and he's going to help us because he sees the burden that we have been taking for the past month. I presented to you a set of invoices that I, together with Mauricio and Nick, moved forward with because we needed it. If we didn't move forward with those replacements, we would be talking about big issues. So, we needed to do that. I addressed a couple of these issues with the Miami-Dade County inspectors. Thank God we didn't have inspections during that time. They will give us time to review those items to make sure that we are prepared, but nevertheless, we don't want to get into violations with Miami-Dade County. It seems like they are on top of it. I got a little concerned because when I started seeing those items and that something needed to be changed and then there was another one, it makes me think about the vendor itself. But they are being very honest and transparent in showing us the items and documenting everything with pictures. So, I can assure the Board that Nick and his staff are on top of it. They have had a couple of meetings already, so that gives me peace of mind. Going back to the Miami Pool Tech invoices, we installed a new pool motor. Miami Pool Tech recommended installing three new pumps because it will provide a certain type of protection, like surge protection to that equipment. The invoice that you are seeing is in the amount of \$1,607.

Mr. Vazquez: They look like breakers.

Ms. Duque: When we install them, it will protect us if we are hit by lightning. Just to remind the Board, the motor was almost \$5,000. That is one of the big expenses we incurred last month. If this is something that the Board wanted to do, I request a motion. Yes, this is being used in the majority of the pools. My recommendation would be to do it because God forbid, we have any issues with those motors again.

Mr. Vazquez: This is the recommendation I made a couple of months ago, which I'm totally in favor of. My only concern with Miami Pool Tech is that they are highly inflated on the price of parts. I use them on a lot of my properties. Stephanie was seeing that as well. Every time you brought something to bid, I would price it out on the market, and we would get them to bring down their price by at least 25%. I would just caution that Miami Pool Tech's prices are highly inflated. If there's electrical work, we can always bid that out. It doesn't have to be a pool company. Most likely they are subbing it out. It is my understanding that they don't have journeymen on their payroll. Because of the immediacy, we are in swim season, so if you are good with it, I'm good with it. That's my feeling on the matter.

Ms. Duque: I think we can always have clubhouse staff, if that's the direction from the Board, to get different estimates or quotes from other vendors so we can compare. I think that's actually a wise way of handling this.

Mr. Xavier: Are they performing regular scheduled maintenance on all the parts and motors?

Mr. Krittell: Every day except for Sunday and Wednesday.

Mr. Vazquez: It sounds like you have to keep chasing them to perform.

Mr. Lugo: I have to chase them to clean the pool properly. I noticed that for the last couple of weeks.

Mr. Vazquez: Stephanie went through the struggle too. She was frustrated. We are a huge account for your average pool company.

Mr. Lugo: Right.

Mr. Vazquez: Maybe we are too far for them. They are in Doral. What are you using at Waterstone or Lakes by the Bay?

Ms. Duque: At Lakes by the Bay, we are using the same company that was used here before. We haven't had issues over there. I forgot the name of the company that Waterstone uses. I think it's McGrath.

Mr. Vazquez: They are excellent.

Ms. Duque: I believe they are going to start using that company on another District, which is South Kendall. I heard amazing things about them, but never worked with them.

Mr. Pelaez: Why don't you meet with them?

Mr. Vazquez: We probably should. I worked with them for years; decades actually.

Mr. Pelaez: It doesn't hurt.

Mr. Vazquez: Maybe we need someone local to give us more importance. I want to feel like we are important to them.

Mr. Lugo: I'm not that happy. I just had them come last week and they brought an extra guy because the pool was getting discolored. They said it had something to do with the chlorine feeder that went down. They fixed it, but when I was out there today, I saw some more staining.

Mr. Xavier: So, should we explore other vendors?

Mr. Pelaez: We can, the other one they are recommending; McGrath. So, what are we going to do with this for now? Do you want to hold off?

Mr. Vazquez: Is there any immediacy to this?

Ms. Duque: No. Those were items that we immediately approved, and you need to ratify. The one for \$1,607 is for the compactors they proposed for the new motor.

Mr. Pelaez: Let's meet with them, get a quote and see what happens. By the next meeting, we will have an answer.

Ms. Duque: I need the Board to ratify the invoices from Miami Pool Tech for the services that were provided. Attached to this agenda are the invoices. Invoice #128065 is in the amount of \$750.55 and Invoice #128066 is in the amount of \$2,689.88. This was for the sand filters. We have pictures of the filters and the sun. That should have been done six months ago, if not sooner. Invoice #127325 is in the amount of \$1,019.08, to replace the flow meter and install the new pool meter. The next invoice was \$290.21 for a broken sand filter top that needed to be replaced. They did it for free because of all of the work we are doing. The last one is Invoice #123934 in the amount of \$347.71. All invoices total \$5,772.22. For the record, these are items that were presented to the Clubhouse Director in April and June. We made sure that everything was up to date. A motion to ratify the invoices is in order.

Mr. Pelaez: You stated the one for the sand filters, the \$2,600 one was due six months ago.

Ms. Duque: I think the first email was sent in April.

Mr. Pelaez: They were already servicing the pool.

Ms. Duque: Yes, but nothing was done.

Mr. Pelaez: Okay.

Ms. Duque: In the pictures, the day that I met with them, we inspected, and have the pictures for the record to back up the invoices, but they were in bad condition. The sign needed to be replaced. They also replaced equipment at the kiddie pool.

On MOTION by Mr. Xavier seconded by Mr. Lugo with all in favor the invoices from Miami Pool Tech, Inc. as stated above were ratified.

Mr. Pelaez: Are we holding off on the estimate for \$1,607?

Ms. Duque: Correct.

Mr. Krittell: We had Empire Fire come out. There were a couple alarms showing a ground fault charge. The technician confirmed that duct sensors in the HVAC system were failing, because there is a lot of humidity. There was water and mold inside of the duct sensor. You can see that it's in bad shape and needs to be replaced. Before they did that, they had to service the HVAC system. It was leaking and there was condensation on another one of the HVAC systems. They replaced all of the filters and flushed out the condensation in the drains as well as the HVAC air handlers. An outside condensation unit with three-blade fans, had one missing. Since it only had two, the motor wasn't working. That was repaired and a new fan and motor were installed. By the end of the day, they got all of the machines running. I've been checking them. There are no leaks. The machines are running well. Now that the work is completed, we told Empire Fire to come back out and run the duct sensor.

Mr. Pelaez: I thought we had a warranty on our A/C equipment.

Mr. Krittell: I think Ortiz does some repairs and servicing, but I don't know if a service agreement is in place.

Ms. Duque: I don't know. That was something Stephanie was working on. You requested that a long time ago in the service agreement with an A/C maintenance company.

Mr. Lugo: So, we need someone to come out every month to check filters and drain lines.

Mr. Krittell: I'm waiting to receive a quote from them, and I will get you a couple more. That way you have some options to choose from. You definitely need a service provider to change out the filters, check the units and keep everything running smooth so we don't have unnecessary repairs and damage to other systems. We will provide this information to you at the next meeting.

Ms. Duque: As Nick mentioned, Empire Fire will perform duct housing repairs for \$856. Remember, \$50 is part of the tax, so the actual amount is \$800. We want to make sure they remove the taxes and Nick will contact them so we can move forward with this project.

Mr. Krittell: They also changed the belt on one unit. That's why it's warm on one side for a couple of days. The coil was frozen. Regarding access control, there was an issue with the software. There are three things that the access control companies try to resolve. They are coming out on Thursday to repair it, so it works properly. There is also an issue with the software. They were having conductivity issues and said it was a router issue. They are going to be here on Thursday to resolve that. It showed an error message. Finally, the camera to take pictures of the actual control system is down so they are going to fix that as well.

Mr. Pelaez: As well as the front door reader. I didn't know if you saw that or not.

Mr. Krittell: I will note it.

Mr. Pelaez: That's the only glass door that has a reader on it.

Mr. Krittell: There's an access control piece that they need to do something with to keep it operational. We talked about the basketball court, nets and backboards. For the Halloween event, we are working with a D.J. and received a quote from them. We are buying supplies.

Ms. Duque: Correct. The Board authorized Stephanie to start working on the Halloween event. We have the money in our budget. What needs to be mentioned is that the HOA and the ARC are taking over this amazing event. They got a couple of quotes and

the one that I presented today to the Board, was from Paramount for Halloween decorations as well as working the event itself. The HOA agreed to pay half of that amount and the CDD would pay the other half. The total amount is \$4,266.18.

Mr. Pelaez: Minus the service fee.

Ms. Duque: Yes. That fee is part of the CDD. We have a crew ready and we are working together with the HOA. They actually have pictures of the decorations and they are amazing. The party is going to be a big hit for the community.

Mr. Pelaez: It's going to be a big event.

Mr. Lugo: They approached me last month to help them out in creating a spooky house. Is that allowed? Can we have a haunted house? Are there any insurance issues or concerns?

Mr. Vazquez: I don't think so. I wouldn't have people with chainsaws.

Mr. Xavier: I wouldn't build 2x4 rooms with black sheets.

Ms. Duque: No.

Mr. Lugo: They are not building 2x4 rooms. What they are going to do is at that entrance where the double door crosses over here, there's going to be a black drape that's going to separate the two areas. They are going to hang little things.

Mr. Krittell: There will be drapes and in here there will be some palettes to make a scene. There is an electric chair scene here.

Ms. Duque: If the Board wanted to, I can open the room and have some other decorations. They are doing a tremendous job. I think it's going to be very nice.

Mr. Lugo: It should be fun.

Mr. Pelaez: Thank them for stepping up and taking the lead on that.

Mr. Krittell: That's all I have for the Club report.

Mr. Pelaez: I met with Art Solvers. Stephanie and I talked about the Wi-Fi. We walked the entire Club and they are going to put an access point and stick some wiring at the desk because it's a big mess. They have a network switch at the desk. They were going to provide a quote because the Wi-Fi is terrible. We talked about Wi-Fi for the outside.

Mr. Krittell: I need to check my emails.

Mr. Pelaez: Maybe they sent the quote, so please follow up with that.

Mr. Krittell: I will. So, there is guest Wi-Fi?

Mr. Pelaez: There is guest Wi-Fi through the entire facility. In here the signal is terrible. Outside by the pool, there's no signal. At the desk, there's wiring on the desk with a switch. We are going to clean it all up and put the wires in the closet. Because if you just touch one thing and something gets disconnected, that could be the problem with the access control. It could've gotten disconnected from the switch.

Ms. Duque: Are there any questions for Nick regarding the clubhouse? Hearing none, thank you so much, Nick. When do you believe Monica will start?

Mr. Krittell: The worst case, October 28th and the best case October 21st. The two weeks' notice may be offered today. On Monday, we start orientation, so that's why I'm saying October 28th will be her first day.

D. Field Manager - Monthly Report

Ms. Navarette: Good evening. It is good to see all of you again. This month, we had a couple of items. All services were provided per our contract. We had pest control to treat whitefly and 11 trees for aphids. We had the vendor apply fertilizer to all of our annuals. They are doing a very good job and I know that a few guys have noticed. We had trees taken down at one of our parks. The Bismark palms were removed. All of the tree proposals that we approved last time were taken care of already. Another Bismark palm was removed from an easement. If you recall, it was on a pathway. Nick sent me the pictures yesterday. Then we have the other house that the Board approved to remove the extra materials.

Ms. Duque: A long time ago, the Board approved the removal of landscaping planted on CDD property. You might recall that the property is 11419 SW 238th Street. As directed by the Board, I approached the resident by email, and we gave her two weeks to remove private property or private belongings. We also asked Nick, the Field Supervisor from BrightView, to contact the owners directly. The work was already completed, as you can see. I would like to go back and look into certain areas because new turf was installed this morning. I inspected it before we arrived at the clubhouse and I believe that there is some plant material still on CDD property. Let me check and then I will make sure I address that with the BrightView Supervisor, if that's the case. Okay? This is for your information.

Ms. Navarette: We noticed a driveway was extended, but we checked with the HOA and they gave the owner permission to do that. So, we are just monitoring it to see if the homeowner is going to replace the turf.

Ms. Duque: For the record, keep in mind that the CDD maintains the easement so when they remove turf to extend the driveway, they received approval from the ARC for their architectural modification. We want to make sure the property maintained by the District is restored to its initial condition, which is pretty much that piece of grass between the sidewalk and the main road.

Ms. Navarette: We also had a couple of residents disposing their debris on CDD property. We addressed that and called Code Enforcement and reported residents were disposing items on CDD property. We also sent them a letter to let them know that they will charge them if we have to pay for removal.

Ms. Duque: What's important to mention to the Board today, is you might recall that we have gone through this process many, many times already, when the residents dispose their debris on CDD property. So, we have been in contact with the HOA for many different situations. It could be the fact that we don't know who actually did it or we know who it is, and we tried to go back and forth between the HOA, CDD and the homeowner. We are taking a more aggressive approach at this point because even though we communicated this to the residents, it seems that they continue to be doing it. So, if we see it and know who did it, we can document it. One specific case was work completed by the landscaping company and disposal by the property owner on CDD property. The Supervisor from Brightview was onsite. They took pictures of everything, even the vehicle. In those specific cases, we approach Miami-Dade Code Compliance to report those issues as well as send letters to the residents, letting them know that practice needs to stop. What's going to happen is we will remove it and charge the property owners. So, we want them to be aware that's the approach we are taking now because it doesn't seem like they want to be responsible for their actions. We cannot be paying for those services.

Ms. Navarette: I have pictures of two accidents that happened on the property that damaged CDD property. Part of curb has to be replaced, so, I'm working with Yadira and Nick to get this taken care of and received the invoice, so we can bill the proper person. Delta Five has the case number and the details in their report, so we will go back and charge them for damage to CDD property.

Ms. Duque: What we also need to report on the field side is we started our tree trimming project, per our contract. I am presenting a map of the work that was completed during the past week. This week, they will continue to do tree trimming. It's been difficult because of the weather, but they are on top of it. The areas marked were highlighted. They are areas that BrightView already worked on and we inspected.

Ms. Navarette: On the lake report, we are changing lake maintenance companies. The new company is going to start on November 4. We were hoping for better service. Then we have the proposals that Juliana wanted to discuss further, for the new rotunda, a ficus hedge on 112th Avenue, poinsettias and ligustrum in the rotunda.

Ms. Duque: The proposals that Andy is referring to are enhancements to the property. Once again, I would like to thank Edwin for driving with Dennis. They are doing a tremendous job. My concern is to be conservative with the budget. BrightView presented the following proposals; one to enhance the rotunda and remove Black Olives and Sylvestris palms in the amount of \$7,494.76, one to fill in a ficus hedge on 112th Avenue in the amount of \$821.99, one to install poinsettias at the main entrance in the amount of \$3,210.97 and the last one to install one ligustrum on the main rotunda at 238th Street. This is because we are missing one. There are four corners and only three ligustrums, so, we are trying to keep it the same. That is in the amount of \$927.72. Edwin mentioned spending \$3,210 for poinsettias at the main entrance was a lot of money. We have our agreement to do the rotation of the annuals. We are just going to install impatiens in those area. During the holiday season, it's going to be white and red. In some other areas they picked different colors to make it a little brighter. So, I do not recommend moving forward with those projects because of the amount. Once again, we are trying to see the main projects that we need to tackle first, such as the work at the main rotunda on SW 238th Street, to install missing ligustrum for \$927.72. I believe what this price and what they are charging for the installation is fair. That is the only proposal I recommend, because you already enhanced that rotunda. I think we can hold off on the other proposals for now and do those projects when we have a better understanding of our projects, whatever comes first.

Mr. Pelaez: You don't want to overwhelm BrightView while they are doing the tree trimming. They have a lot going on.

Ms. Duque: They are not going to be overwhelmed because you are paying them.

Mr. Pelaez: That might be, but then they lack performing other services.

Mr. Lugo: They won't say no because they are getting paid.

Ms. Duque: The crew that does that installation is a different one. Apparently, that is what they told the District.

Mr. Lugo: When I was driving with Dennis, he said, "I just want to remove those four Black Oliver and put in four Sylvestris palms," but I didn't think it was going to cost almost \$8,000.

Ms. Duque: Once again, I think Dennis has an amazing understanding when it comes to landscaping, with his knowledge and his experience. You can't beat that. So, it is always good to hear his options and point of view, because they are invaluable. My concern once again is the money and the budget, so that is why I want us to be conservative. Let me know what you would like me to do.

On MOTION by Mr. Vazquez seconded by Mr. Xavier with all in favor the proposal from BrightView to install a missing ligustrum at the main rotunda on SW 238th Street in the amount of \$927.72 was approved.

Ms. Duque: Thank you so much. Is there anything else to report?

Ms. Navarette: I have nothing else to report.

Mr. Lugo: Can we take action to remove the four Black Olives and the root ball? It's only \$558. See what Dennis thinks about that and if we can get away with it. Get a quote.

Ms. Duque: Just to remove them?

Mr. Lugo: Yes. What's happening is the Black Olives are crowding the beautiful rotunda and you don't see the beauty of the palms. Black Olives eventually kill the grass. They offer a lot of shade, but nobody is in there for the shade, so when you are approaching the clubhouse, you see the rotunda and these gorgeous majestic palms.

Ms. Duque: The motion would be to remove four Black Olives and discard the root ball in the amount of \$558. I don't know how much equipment rentals are, so let me work with Brightview first.

Mr. Vazquez: Do you want us to approve a not-to-exceed?

Ms. Duque: Correct.

Mr. Vazquez: That's a good point.

Mr. Lugo: Everyone is looking at me. Approve a not-to-exceed of \$1,000.

On MOTION by Mr. Lugo seconded by Mr. Pelaez with all in favor the proposal from BrightView to remove four Black Olives and discard the root ball at the main rotunda on SW 238th Street in an amount not-to-exceed \$1,000.00 was approved.

E. CDD Manager

1) Guest Parking Spaces Discussion

Ms. Duque: We received an email from a resident who was present during our meeting. It's in reference to the guest parking spaces. I will let Mauricio jump in because I know they have an HOA meeting and they discussed this item.

Mr. Pelaez: She was struggling with parking. They prepare a map with all CDD areas, suggesting that we should turn it into parking lots. We had a lengthy discussion on it. I think she's good right now. We made a temporary guest pass for people who have guests over for the weekend, basically emergency passes. Things are quiet. I don't think we need to make an investment in turning our green areas into parking lots.

Ms. Duque: We don't need to change any rules or regulations, so there is nothing for the CDD to do. These are just some options that the HOA under that agreement is implementing to make sure those guest parking spaces are offered, not only to the guests, but also to the community.

Mr. Pelaez: Correct.

Mr. Lugo: I appreciate that the resident took this much time doing this. I wish more residents would come prepared like this with their ideas, but I think on the HOA side, there is a temporary and possibly a long-term fix.

Ms. Duque: Okay. Thank you so much. Thank you, Mauricio on behalf of the CDD to the HOA, to make sure this was addressed during that meeting. We appreciate that.

2) Ratification of Invoice and Change Order from Driveway Maintenance Inc. for Parking Lot Striping

Ms. Duque: We finalized the striping of the guest parking spaces. The areas look very nice. It was a little challenging because even though we communicated to the residents through the HOA and placed caution tape, residents didn't move their vehicles. Taking into consideration that took place, we have to actually get some barricades, cones

and install five car stops, because some were missing. So, there are a couple of items through this process, that we found. That was an additional \$995, which was a cost to the District. The striping of \$3,744, which was authorized by the Board and Change Order #1, which was \$995, brought the total to \$4,739. At the time, the Board approved a not-to-exceed amount of \$5,000 when we were going back and forth with the approvals. Nevertheless, the work was completed. By the way, the company did a really good job. We were very happy to work with this specific company. We mentioned that during our last meeting. So, I need a motion to ratify.

Mr. Lugo: May I ask a quick question?

Ms. Duque: Yes.

Mr. Lugo: Do we know which vehicles caused the issues? We are incurring an additional \$995.

Ms. Duque: It is not only for those extra vehicles. As you can see, we have to install five additional car stops. There were other needs that we found when those vehicles were removed.

Mr. Lugo: Okay.

Ms. Duque: When we did our first inspections we didn't notice, because the vehicle was on top of it, so now we have to replace that car stop. That was included on the change order. There was also the ADA symbol. We put the loading zone here at the clubhouse. We have enough handicapped parking spaces at the clubhouse per the plans, but one handicap spot with no sign at the entrance of the clubhouse blocked the HOA from getting their golf cart outside. Sometimes they park their golf carts, but if a vehicle was parked there, they would have to go inside the pool and find the owner of the vehicle so they could move it. So, we actually eliminate that area and we include a loading zone. There are a couple of changes on that change order, so it's not only the cones. It was more than that.

Mr. Pelaez: I can appreciate that. It took them awhile to do it because they would come to work and there were spots that were taken. So, the project took them a lot longer to complete, and required multiple trips. That's reasonable for what they did.

On MOTION by Mr. Xavier seconded by Mr. Vazquez with all in favor the invoice from Driveway Maintenance Inc. for striping in the amount of \$3,744 and Change Order #1 in the amount of \$995 were ratified.

Ms. Duque: Are there any other questions?

Mr. Lugo: Are the violation stickers we use for parking enforcement, the easy peel ones?

Mr. Xavier: I can tell you from experience they are not easy peel ones.

SEVENTH ORDER OF BUSINESS Financials Reports

A. Approval of Check Register

B. Balance Sheet and Income Statement

Ms. Duque: Tab A is the Check Register and Tab B is the Balance Sheet and Income Statement. Unless anyone has any questions, a motion to approve would be in order.

Mr. Lugo: Are we all done with FEMA?

Ms. Duque: FEMA is contacting me now because we are closing those small projects. It's a little confusing because they are talking about an older payment, but it seems to be an internal payment between FEMA and the Federal Fund. It's complicated.

Mr. Lugo: I thought they owed us more money. I know they didn't overpay us.

Ms. Duque: It's difficult to interpret what they are repairing, but my last conversation with them was actually something that was taking place between FEMA and the Federal Fund. They are asking us to close all of those small open projects and I'm doing that. I will let you know if we have any outcomes.

Mr. Xavier: Something stands out on Page 4. Why did we spend \$2,794 on trash bags? Are those for the doggy stations?

Ms. Duque: We have doggy stations and you will see this amount every six months. During the summertime, those doggy stations are used all the time, so we have to replace the bags frequently; however, through the rest of the year, we don't have to refill them as often. This is the big purchase we do during the summertime. We have a record in our office of the number of bags. Every time we give it to the landscape company, the porter

service installs the bags. We keep a record of it. We keep them in our office and have the record with the landscape company.

Mr. Lugo: It looked like we spent a lot of money for trash bags.

Ms. Duque: It is because generally we purchase the bags in cases. So, there would be 10 cases of fido bags. We also purchased 40-gallon bags for the big trash cans and the 30-gallon bags for the small container under the fido bags. Everything is purchased by the CDD and installed by porter services.

Mr. Pelaez: Regarding the basketballs that Nick is going to purchase, did he purchase it from petty cash?

Ms. Duque: Correct. The way that it's being done is Stephanie has petty cash and she reports that petty cash back to us with the invoices, so it could be considered by the Board of Supervisors. The last petty cash we received was under Stephanie's name. Nicholas gave it back to me. I don't know if you already have the petty cash, Nick, so I will follow up. Mike gave it to me on Tuesday and Wednesday of last week, and then I sent it to my accounting department.

Mr. Pelaez: Is that a good way for you to do it or would you prefer that it be charged on an HOA card?

Ms. Duque: We need to have the backup.

Mr. Pelaez: If a new person comes in and needs to purchase it, I don't know how she is going to feel about putting it on her card. I just want to make sure.

Ms. Duque: I don't have any issues if you would like to do it through the HOA.

Mr. Pelaez: Do it whatever way you think is best.

Mr. Vazquez: It's a way of getting around the Statute where you don't necessarily have a credit card for the HOA or a debit card.

Mr. Pelaez: That's something to consider.

On MOTION by Mr. Xavier seconded by Mr. Lugo with all in favor the September 1, 2019 through September 30, 2019 Check Register, Balance Sheet and Income Statement were approved.

Ms. Duque: If the Board authorizes me, I can talk to Mauricio and maybe approach the HOA to see what's the best option. We will provide that information back to the Board.

Mr. Pelaez: Whatever is best. I know at the beginning, it was quite a bit of money and some people may have bills or maybe they exceeded their credit card limit. I just want to be considerate. So, the option is there, and you guys can work together on it.

Mr. Lugo: If there's ever a big ticket item, I don't mind helping. I don't know if I'm able to purchase anything as I'm on the HOA Board.

Ms. Duque: I never get involved because we have a management company. Let's figure out the best option. When it comes to the CDD, we don't have any issue, because once again, we have backup information and I request backup information for everything. So, since it's not an issue, we will get together with Nick. Mauricio will figure out the HOA's best option for the CDD to reimburse the HOA. That's not a problem. Okay?

Mr. Pelaez: Perfect.

**EIGHTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

Ms. Duque: Are there any Supervisors requests? Hearing none, are there any audience comments? For the record, no audience is present.

Mr. Pelaez: I would like to thank Nick for stepping up. I was here yesterday until almost 7:00 p.m. and he was still here. Thank you.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Vazquez seconded by Mr. Lugo with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

fmsbonds
Municipal Bond Specialists

20660 W. Dixie Highway
North Miami Beach, FL 33180

October 30, 2019

Palm Glades Community Development District
c/o Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: Mr. Luis E. Hernandez

Re: Agreement for Underwriter Services & G-17 Disclosure

Dear Mr. Hernandez:

Thank you for the opportunity to work with the Palm Glades Community Development District (the "District") regarding the underwriting of the District's Special Assessment Bonds, Series 2020 (the "Bonds"). The District and FMSbonds, Inc. ("FMS"), solely in its capacity as Underwriter, agree to the proposed terms set forth herein in Attachment I. By executing this letter both parties agree to the terms set forth herein.

FMS's role is limited to act as Underwriter within the Scope of Services set forth herein as Attachment I, and not as a financial advisor or municipal advisor. FMS is not acting as a municipal advisor for the developer in connection with the subject transaction. Any information that FMS has previously provided was solely for discussion purposes in anticipation of being retained as your underwriter. Attachment II, attached hereto, contains the Municipal Securities Rulemaking Rule Board Rule G-17 Disclosure that the District should read in its entirety and acknowledge by signing below.

We look forward to working with you.

Yours truly,

FMSbonds, Inc.

By: 

Name: Jon Kessler

Title: Executive Director

Agreed to and accepted as of the date first written above:

**PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: _____

ATTACHMENT I

Section 1 **Scope of Services of FMS:** FMS proposes that its duties as Underwriter shall be limited to the following:

1. To provide advice to the District on the structure, timing and terms of the Bonds;
2. To coordinate the financing process;
3. To conduct due diligence;
4. To assist in the preparation of an offering memorandum;
5. To review the assessment methodology and Bond documents;
6. To market and offer Bonds to investors.

Section 2 **Terms and Conditions:**

1. **Underwriter Fee (“Underwriting Fee”)**. FMS shall act as sole lead underwriter. The Underwriting Fee to FMS for acting as Underwriter shall be 2% of the Par Amount of any Bonds issued. The Underwriting Fee shall be due and payable only upon the closing of the Bonds. The Underwriting Fee may be modified pursuant to a bond delegation or award resolution approved by the Board and consented to by the Underwriter.
2. **Price and Interest Rates:** The offering price and interest rates are expected to be based on recent comparable transactions in the market, if any. FMS and the District will jointly determine the offering price and interest rates immediately prior to the start of the order period, based on market conditions then prevailing.
3. **Bond Purchase Agreement.** The obligations of the Underwriter and those of the District would be subject to the satisfactory completion of due diligence and to the customary representations, warranties, covenants, conditions, including provisions respecting its termination contained in the form of a bond purchase agreement FMS will prepare and as generally used in connection with the offering of Bonds for this type of transaction.
4. **Costs of Issuance.** The District shall be responsible for the payment of all expenses relating to the offering, including but not limited to, attorney fees, consultant fees, costs associated with preparing offering documents, if any, the purchase agreement, regulatory fees and filing fees and expenses for qualification under blue sky laws designated by FMS and approved by the District.
5. **Assumptions.** The proposed terms and statements of intention set forth in this agreement are based on information currently available to FMS about the District and

the market for special assessment bonds similar to the Bonds and the assumptions that:

- a) the financial condition and history of the project shall be substantially as understood, and the financial information for the relevant and appropriate period ended to be included in the final offering memorandum will not vary materially from those set forth in the material furnished to FMS;
 - b) no adverse developments shall occur which materially and adversely affect the underlying security and financial condition of the district;
 - c) the offering memorandum will comply with all applicable laws and regulations;
 - d) there will not be any unanticipated substantial delays on the part of the District in completing the transaction; and
 - e) all conditions of the Underwriter to purchase Bonds will be included in the bond purchase agreement and conditions shall be satisfied or waived, in the sole discretion of the Underwriter.
6. Information. The District agrees to reasonably and actively assist FMS in achieving an underwriting that is satisfactory to FMS and the District. To assist FMS in the underwriting the District will (a) provide and cause the District's staff and its professionals to provide FMS upon request with all information reasonably deemed necessary by FMS to complete the underwritings, included but not limited to, information and evaluations prepared by the District and its advisors; and (b) otherwise assist FMS in its underwriting efforts.
7. Term of Engagement. The term of this Agreement shall commence as of the date of this Agreement and continue in full force and effect unless terminated by either party. In event of termination by the District without cause, FMS shall be entitled to recover its reasonable out of pocket expenses incurred up to the date of termination.
8. No Commitment. Notwithstanding the foregoing, nothing herein shall constitute an agreement to provide a firm commitment, underwriting or placement or arrangement of any securities by FMS or its affiliates. Any such commitment, placement or arrangement shall only be made a part of an underwriting agreement or purchase agreement at the time of the sale of the bonds.

The engagement contemplated hereby and this agreement are solely for the benefit of the District and FMS and their respective successors, assigns and representatives and no other person or entity shall acquire or have any right under or by virtue hereof.

This Agreement contains the entire understanding of the parties relating to the transactions contemplated hereby and this Agreement supersedes all prior agreements, understandings and negotiations with respect thereto. This Agreement may be executed in counterparts each of which shall be an original but all of such counterparts shall constitute one and the same instrument.

9. No Financial Advisor. FMS's role is limited to that of an Underwriter and not a Financial Advisor or Municipal Advisor

[Remainder of Page Intentionally Left Blank]

ATTACHMENT II

MSRB Rule G-17 Disclosure --- The District has engaged FMS to serve as underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. As part of our services as underwriter, FMS may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. We may also have provided such advice as part of the process of seeking to be selected to serve as your underwriter. Any such advice was provided by FMS as an underwriter and not as your financial advisor in this transaction.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. As such, the underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and are, therefore, not required by federal law to act in the best interests of the Issuer without regard to their own financial or other interests.
- The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to sell the Bonds to investors at prices that are fair and reasonable.
- As underwriter, we will review the disclosure document for the Bonds in accordance with, and as part of, our responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.¹

The underwriter will be compensated by a fee and/or a fee that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The District acknowledges no such recommendation has been made by FMS.

¹ Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the offering document by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the offering document.

Please note nothing in this letter is an expressed nor an implied commitment by us to provide financing or to purchase or place the Bonds or any other securities. Any such commitment shall only be set forth in a bond purchase agreement or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in the transaction contemplated herein remains subject to, among other things, the execution of a bond purchase agreement (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMS is acting independently in seeking to act as an underwriter in the transactions contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMS assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the other underwriters in connection with the transactions contemplated herein or otherwise.

If you or any other Issuer representatives have any questions or concerns about these disclosures, please make those questions or concerns known immediately to FMS. In addition, Issuer should consult with its own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate. Depending on the final structure of the transaction that the District and FMS decide to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures.



Stephen D. Sanford
Direct Phone: 561-650-7945
E-Mail: sanfords@gtlaw.com

October 30, 2019

Palm Glades Community Development District
c/o Governmental Management Services-South Florida, LLC
Attn: Mr. Luis Hernandez
5385 N. Nob Hill Road
Sunrise, FL 33351

Re: **Palm Glades Community Development District
Special Assessment Bonds, Series 2020 (Expansion Area Project)**

Dear Board of Supervisors:

This letter sets forth Greenberg Traurig, P.A.'s proposal to serve as Bond Counsel in connection with the issuance by the Palm Glades Community Development District (the "District") of its planned Special Assessment Bonds, Series 2020 (Expansion Area Project) (herein, the "Bonds") to finance the District's public improvement plan.

We have extensive experience serving as Bond Counsel for all types of municipal transactions throughout the State of Florida and is a nationally recognized bond counsel firm. We specialize in community development district financings serving as either bond counsel, disclosure counsel or underwriter's counsel. Our tax department is second to none with specialized expertise in the tax analysis associated with, but not limited to, community development district financings in Florida.

As Bond Counsel we would draft the bond documents and resolutions. We will work closely with Underwriter's counsel, Issuer's counsel and the District Manager on all aspects of this proposed financing, including assisting District counsel in the validation of the Bonds and assisting Underwriter's counsel in the preparation of the offering document. At the closing, we will deliver our approving tax opinion regarding the validity of the Bonds and its tax-exempt status.

Our fee for the services rendered would be the lesser of \$38,500, or the number of actual attorney hours incurred. Our fee and expenses would be payable at the time of the closing. If for any reason the Bonds do not close because of a decision of the District, we would bill the District the lesser of our above quoted fees or the actual number of hours incurred by our attorneys and paralegals at their respective rates discounted by 20%.

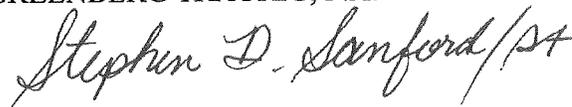
We will also seek reimbursement of our reasonable documented expenses in an amount not to exceed \$1,500. Our fees are payable at, and contingent upon, the closing of the Bonds (other than our expenses which are not contingent on the closing of the Bonds). Our out-of-pocket expenses, for which we will bill the District at the time of delivery of the Bonds, will not include the cost of preparing the final bond transcripts. Such item will be a post-closing matter and will be billed to the District at cost. Our fee assumes that the requirements of Circular 230 will not be applicable to the Bonds; but in any event could not exceed the above stated amounts without notice to the Board of Supervisors of the Issuer.

If our fee proposal is acceptable, please indicate by having an authorized Board member sign below on the extra copy of this letter enclosed herewith and return the same to me.

If any Board member should have any questions regarding this proposal or the role of bond counsel, please do not hesitate to call. I would be the principal shareholder responsible for all work regarding this engagement.

Very truly yours,

GREENBERG TRAUIG, P.A.

Handwritten signature of Stephen D. Sanford in cursive script, followed by a slash and the initials 'ST'.

Stephen D. Sanford, Shareholder

**PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: _____
Date: _____

36068430v1/999903.000124

Supplemental Engineer's Report for
Palm Glades Community Development District
(Silver Palms Midtown Annex)

Prepared For:

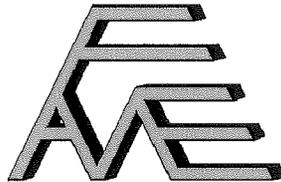
Board of Supervisors

Palm Glades Community Development District

Miami-Dade County, Florida

November 12, 2019

Prepared by:



Ford Engineers, Inc.
1950 NW 94th Avenue, 2nd Floor
Doral, Florida 33172

TABLE OF CONTENTS

- I. OVERVIEW
- II. DESCRIPTION OF ANNEX IMPROVEMENTS
- III. OWNERSHIP AND MAINTENANCE AUTHORITY
- IV. ESTIMATED COST OF IMPROVEMENTS
- V. CONCLUSION

EXHIBITS:

Exhibit "A" – Annex Location Map

Exhibit "B" – Annex Plat

I. OVERVIEW

This Supplemental Engineer's Report (the "Report") was prepared by Ford Engineers, Inc., as authorized by the Palm Glades Community Development District, (the "CDD" or the "District"). This Report supplements the previous District Engineering Reports issued on November 21st, 2005, June 16th, 2006, November 19th, 2007, and May 26, 2017. This Report includes the description and estimated value of public improvements that will be undertaken by the District.

This Report includes the description and estimated value of public improvements that will be acquired by the District. These improvements will be located on a 7.19-acre parcel of land (the "Annex") within the current District boundary and will be integrated into the overall system of improvements of the District. These improvements will serve a residential development comprising 43 single family homes. The Annex is bounded on the west by SW 117th Avenue, on the north by SW 236th Street, on the east by SW 115th Avenue, and on the south by the Palm Glades CDD Clubhouse (see Exhibits A and B). These improvements will be completed by Lennar Homes, LLC, the primary developer of the Annex (the "Developer") and will be acquired by the CDD with proceeds of debt issued by the CDD at the lower of cost or fair market value. The Annex improvements will be constructed in one phase.

II. DESCRIPTION OF ANNEX IMPROVEMENTS

The proposed Annex Improvements will generally consist of the following:

1. Storm Water Management System (including earthwork)
2. Sanitary Sewer System
3. Water Distribution System
4. Roadway / Public Right-of-Way Improvements
5. Miscellaneous – Civil Engineering, Surveying, Inspections, Planning, Design, Permitting and Fees, Insurance, Appraisals, Legal, Administrative and Project Management

The District can construct any of the above public infrastructure. The public infrastructure required for complete project development but not funded by the District will be constructed and funded by the Developer.

1. Water Management System

Within the Annex boundaries the storm water management system will consist of a system of concrete gutters, catch basins, and pipes that route site runoff into underground trenches. Earthwork and grading within the public rights-of-way and two small public common landscaped areas area also included. The water management system is designed in accordance with the South Florida Water Management District (SFWMD), Miami-Dade County Department of Regulatory and Economic Resources (RER), and Miami-Dade County Public Works Department standards. These regulations set minimum criteria for water quality treatment and flood protection. The Annex's water management design criteria will adhere to these agencies' design criteria. Refer to Section IV of the report for the ownership and maintenance authority.

The Federal Emergency Management Agency (FEMA) flood zone elevation for the property is designated as Zone "AE" with a base flood elevation of 7.0'. All finished floors are required to be above this FEMA flood contour elevation. The minimum finished floor elevation for the project was established based on the FEMA and SFWMD 100-year flood stage elevations. The Annex does not include elevating the developable lots.

2. Sanitary Sewer System

The Miami-Dade County Water and Sewer Department (WASD) is the public utility providing the sanitary sewer service to the Annex. The wastewater facilities being constructed as part of the District will include 8-inch PVC gravity

collection mains with individual lot sewer services. Impact fees paid by the Developer on behalf of the District are included as well. Refer to Section IV of the report for the ownership and maintenance authority.

3. Water Distribution System

WASD is the public utility providing potable water for public use and fire protection to the Annex. To serve the residential demands, an 8-inch diameter potable distribution water main including individual lot services and fire hydrants will be constructed within the Annex. Impact fees paid by the Developer on behalf of the District are included as well. Refer to Section IV of the report for the ownership and maintenance authority and Section VI for the permitting status.

4. Roadway / Public Right-of-Way Improvements

In accordance with the conditions required by Miami-Dade County for approval of the Development, roadway improvements for all public rights-of-way within the Annex are required to be constructed. The western half of SW 115th Avenue within the Annex will also be constructed, in order to match the eastern half of SW 115th Avenue currently owned by the District. These roadway improvements include roadway construction, signage/pavement markings, and impact fees paid by the Developer on behalf of the District.

5. Miscellaneous

The miscellaneous item includes fees for engineering, surveying, utility crossings, permitting, legal, administrative, etc. In our opinion these estimates are reasonable. None of these fees relate to work performed or to be performed by the Developer in connection with the development of the developable lots.

Miami-Dade County imposes fees on the contractor for every construction permit issued by the County. These fees vary depending on the type of work involved and are usually based on a percentage of the total cost of the work. The Project does not include any fees to be paid by the Developer for development of the developable lots.

Engineering and surveying services are required for the design, permit processing, inspection, construction monitoring, and project certifications for the Public Infrastructure Improvements.

III. OWNERSHIP AND MAINTENANCE AUTHORITY

WASD provides the water and sewer service to the site as noted previously. WASD will also own and operate the water and sewer improvements within the Annex following the completion and acceptance of those systems. Adequate water and sewer capacity are available to serve the Annex. Initially the District will acquire these systems and dedicate the same to WASD.

The roadways and surface water management system located in public rights-of-way within the Annex will be constructed by the Developer, acquired by the District, and conveyed to, operated and maintained by Miami-Dade County. The western half of SW 115th Avenue and common areas will be constructed by the Developer, conveyed to the District, and operated and maintained by the District.

IV. ESTIMATED COST OF ANNEX IMPROVEMENTS

The estimated total cost of District improvements to be included in the Palm Glades Community Development District Annex is **\$1,363,800**. A summary breakdown of those costs by Development category is as follows:

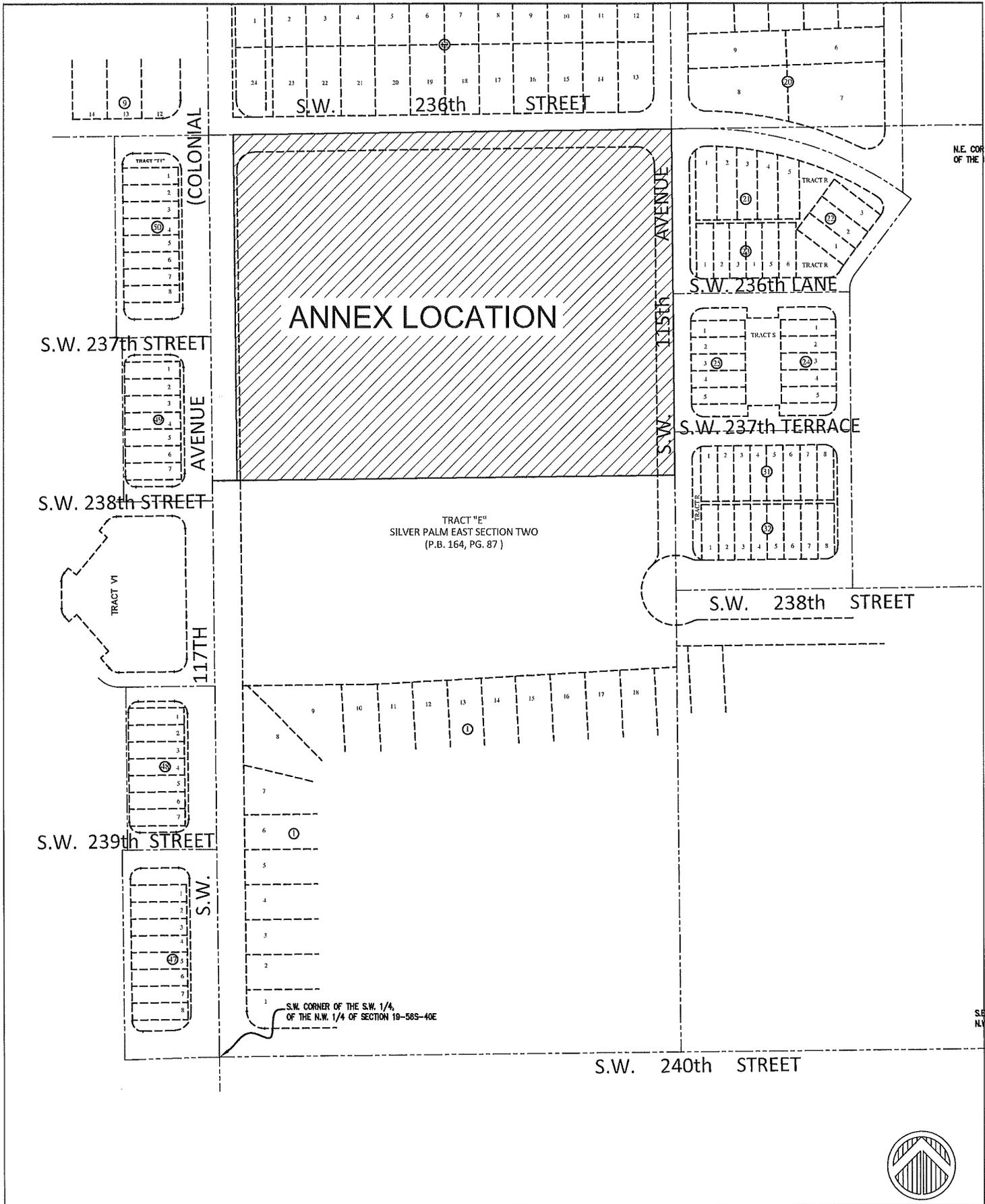
Roadway Construction	\$ 648,400
Stormwater Management and Drainage	\$ 280,000
Water Distribution	\$ 192,900
Sewage Collection System	\$ 242,500
TOTAL	\$ 1,363,800

*Estimated costs include 15% construction contingency and 5% permit fees

V. CONCLUSION

The costs of the proposed Annex improvements will be allocated to residential units within the Annex portion of the District in the form of special assessments in accordance with the approved assessment methodology. Items of construction in this Report are based on quantities taken from contractor proposals and engineering plans prepared by HSQ Group, Inc.

During development and implementation of the proposed improvements identified in this Report, it may be necessary to make some modifications and deviations to the improvements. If such deviations or modifications do not change the overall primary objective of this Report, then such changes will not materially affect the Report.



FORD ENGINEERS, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

PROJECT: PALM GLADES CDD (ANNEX)		EXHIBIT: A
SHEET NAME: LOCATION EXHIBIT		
PREPARED FOR: PALM GLADES CDD		
MIAMI-DADE COUNTY, FL		
PROJECT No: 06-061	DATE: 2-20-19	SCALE: 1" = 120'



SILVER PALMS MIDTOWN

A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 36 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

MAY 2019

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS:

THAT JORGE F. DE ARMAS REVOCABLE INTER VIVOS TRUST LITD FEBRUARY 7, 2006, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED SILVER PALMS MIDTOWN, THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 35 FEET THEREOF FOR ROAD RIGHT-OF-WAY, AS CONVEYED TO MIAMI-DADE COUNTY IN DEED BOOK 1860, PAGE 448, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 35 FEET THEREOF FOR ROAD RIGHT-OF-WAY, AS CONVEYED TO MIAMI-DADE COUNTY IN DEED BOOK 1860, PAGE 448, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT THE RIGHTS-OF-WAY IDENTIFIED AS SW 115TH COURT, SW 116TH COURT, SW 117TH AVENUE, SW 20TH STREET, AND SW 227TH TERRACE, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS AND ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCRETIONED BY LAW.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY LOT OR TRACT WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

THAT TRACT "A" AS SHOWN ON THE ATTACHED PLAT IS HEREBY RESERVED AS COMMON AREA FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION AND AS A MEANS OF ingress and egress to the individual lots and tracts, and for the installation and maintenance of public utilities, and shall be owned and maintained in accordance with a MIAMI-DADE COUNTY APPROVED HOMEOWNERS ASSOCIATION AND/OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TOWNING DISTRICT.

THAT TRACTS "B" AND "C" AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED AS COMMON AREAS FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED HOMEOWNERS ASSOCIATION AND/OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TOWNING DISTRICT.

OWNER'S PLAT RESTRICTIONS:

THAT THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF:

THAT SAID JORGE F. DE ARMAS REVOCABLE INTER VIVOS TRUST LITD FEBRUARY 7, 2006, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ALINA M. LASTRA AND JORGE F. DE ARMAS, AS ITS CO-TRUSTEES. IN THE PRESENCE OF THESE TWO WITNESSES, THIS 20th DAY OF June, A.D. 2019.

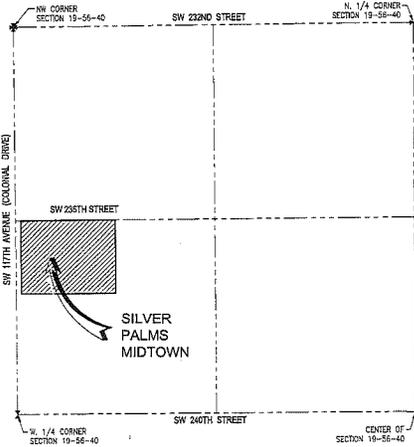
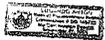
WITNESS: Alina M. Lastra JORGE F. DE ARMAS REVOCABLE INTER VIVOS TRUST LITD FEBRUARY 7, 2006
PRINT NAME: Alina M. Lastra BY: Alina M. Lastra
WITNESS: Jorge F. de Armas ALINA M. LASTRA TRUSTEE
PRINT NAME: Jorge F. de Armas BY: Jorge F. de Armas
WITNESS: Jorge F. de Armas JORGE F. DE ARMAS TRUSTEE
PRINT NAME: Jorge F. de Armas

ACKNOWLEDGEMENT:

STATE OF FLORIDA) ss
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, ALINA M. LASTRA AND JORGE F. DE ARMAS, AS CO-TRUSTEES OF THE REVOCABLE INTER VIVOS TRUST LITD FEBRUARY 7, 2006, AND WHO ADVERSELY AFFECTED THE INTERESTS OF THE PUBLIC, AND WHO IDENTIFIED THEMSELVES AS SUCH TRUSTEES FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF June, A.D. 2019.
MY COMMISSION EXPIRES: 11/07/2021 BY: Edwardo Armas
COMMISSION NO.: 660149733 PRINT NAME: Edwardo Armas
STATE OF FLORIDA



LOCATION MAP
SCALE: 1" = 200'
THE NW 1/4 OF SECTION 19,
TOWNSHIP 36 SOUTH, RANGE 40 EAST



MORTGAGEE:

KNOW ALL MEN BY THESE PRESENTS: THAT BANK OF AMERICA, N.A., WHO IS THE OWNER AND HOLDER OF THOSE CERTAIN MORTGAGES (1) DATED SEPTEMBER 22, 2006, AND RECORDED SEPTEMBER 28, 2006, IN OFFICIAL RECORDS BOOK 23818, PAGE 3713; AND (2) DATED AUGUST 16, 2007, AND RECORDED OCTOBER 16, 2007, IN OFFICIAL RECORDS BOOK 23886, PAGE 4166; ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF, SAID BANK OF AMERICA, N.A., HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS Debra A. Hill VICE PRESIDENT IN THE PRESENCE OF THESE TWO WITNESSES THIS 20th DAY OF June, A.D. 2019.

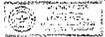
WITNESS: Debra A. Hill BANK OF AMERICA, N.A.
PRINT NAME: Debra A. Hill BY: Debra A. Hill
WITNESS: Debra A. Hill NAME: Debra A. Hill
PRINT NAME: Debra A. Hill VICE PRESIDENT

MORTGAGEE ACKNOWLEDGEMENT:

STATE OF FLORIDA) ss
COUNTY OF COLLIER)

I HEREBY CERTIFY, THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, Debra A. Hill VICE PRESIDENT OF BANK OF AMERICA, N.A., WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF June, A.D. 2019.
MY COMMISSION EXPIRES: 11/30/22 BY: Edwardo Armas
COMMISSION NO.: 13797969 NOTARY PUBLIC
PRINT NAME: Edwardo Armas
STATE OF FLORIDA



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MIAMI-DADE COUNTY APPROVALS:

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES THIS 20 DAY OF June, A.D. 2019. THE SIZE OF THE LOTS, TRACTS AND OTHER FEATURES AS SHOWN ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE STATUTE DEMAND AS OF THIS DATE. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.38(1) OF THE FLORIDA STATUTES.

BY: _____
DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS THIS 20 DAY OF June, A.D. 2019.

BY: _____ BY: _____
DIRECTOR COUNTY ENGINEER

THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 330, CODE OF MIAMI-DADE COUNTY, SUBJECT TO ALL THE CONDITIONS OF THE CONCURRENT REVIEW AGENCIES AND SAID CHAPTER 330. THIS PLAT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, THIS 20 DAY OF June, A.D. 2019.

ATTEST: HARVEY BLUM
CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK
CARLOS GOMEZ MAYOR

RECORDING STATEMENT:

FILED FOR RECORD THIS 20 DAY OF June, A.D. 2019, AT _____ A.M. IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY BLUM
CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED SILVER PALMS MIDTOWN IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREIN AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE SURVEY DATA AS SHOWN ON THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTERS 177, PART 2, FLORIDA STATUTES; AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

Donna C. West
DONNA C. WEST DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290
STATE OF FLORIDA
HIS GROUP, INC.
1001 YAMATO ROAD, SUITE 105
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NO. L87524



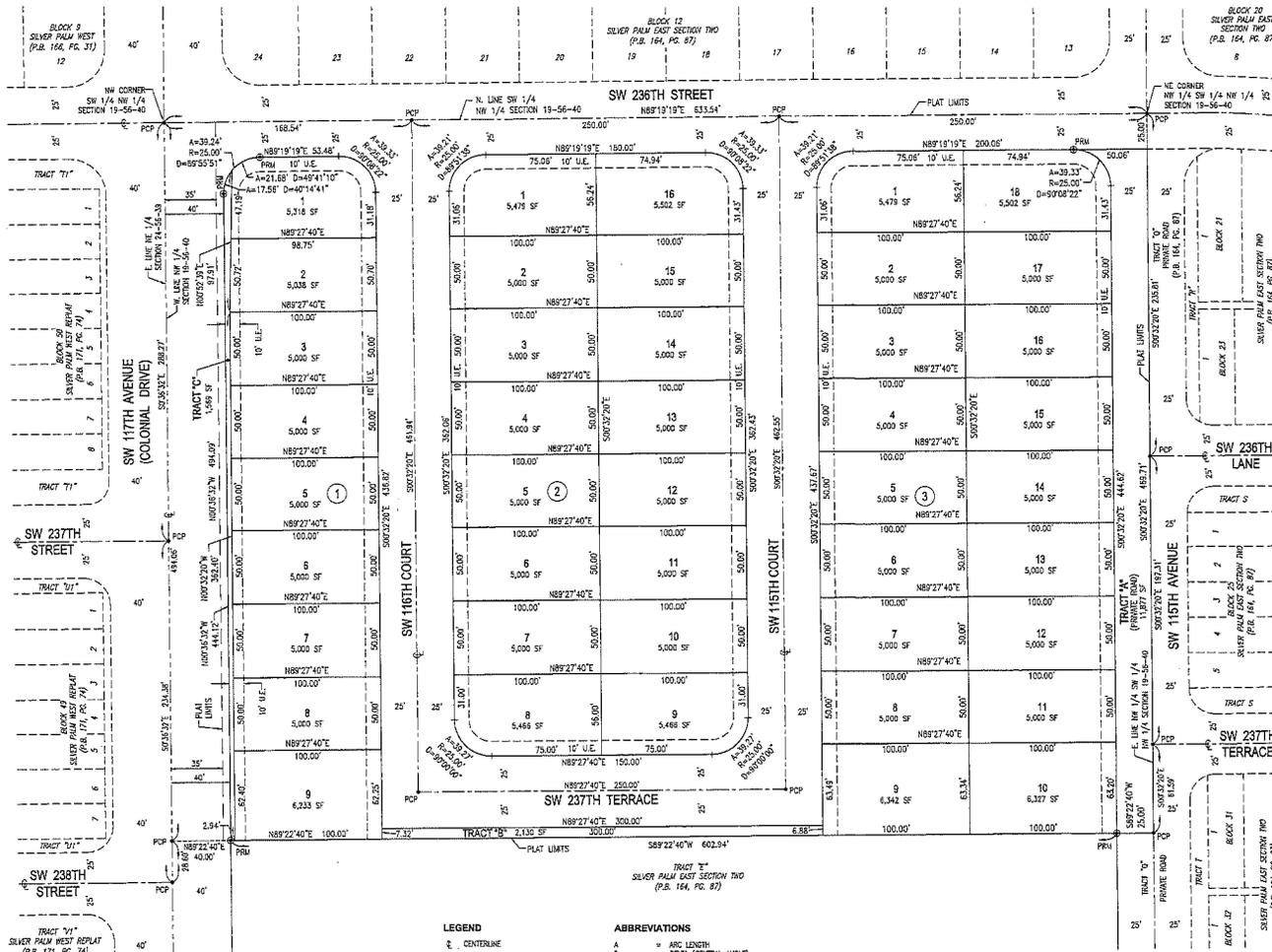
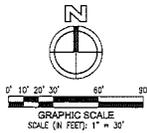
PREPARED BY:
HSQ GROUP, INC.
Engineers • Planners • Surveyors
1001 YAMATO ROAD, SUITE 105
BOCA RATON, FLORIDA 33431 • 954.362.0221
CADSW@HSQ.COM



SILVER PALMS MIDTOWN

A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

MAY 2018



SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 56 SOUTH, RANGE 33 EAST, HAVING AN ASSUMED BEARING OF NORTH 85°22'33\"/>
- THERE ARE AGREEMENTS, EASEMENTS, AND RESTRICTIONS RECORDED IN: OAKS 2350A, PAGES 450A OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THAT AFFECT THIS PARCEL BUT ARE NOT PLATTED HEREON, AS MAY BE ADVISED.

- LEGEND**
- ⊙ CENTERLINE
 - ⊙ POP
 - ⊙ PRM
 - ⊙ SECTION CORNER
 - ⊙ QUARTER SECTION CORNER
- ABBREVIATIONS**
- A = ARC LENGTH
 - B = BEARING
 - C = CHORD
 - D = DISTANCE
 - E = ELEVATION
 - F = FIELD BOOK
 - G = GROUND BOOK
 - H = HORIZONTAL CONTROL POINT
 - I = INTERSECTION POINT
 - J = JUNCTION POINT
 - K = KNOT POINT
 - L = LITTLE END
 - M = MIDDLE POINT
 - N = NORTH
 - O = OFFSET
 - P = PERMANENT REFERENCE MONUMENT
 - Q = QUARTER SECTION CORNER
 - R = RADIUS
 - S = SOUTH
 - T = TANGENT
 - U = UTILITY FACILITY
 - V = VERTICALLY CURVED
 - W = WEST
 - X = WEST-OF-BAY
 - Y = SQUARE FEET
 - Z = ZONE
 - 11-56-40 = SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST

RECORDING STATEMENT:
FILED FOR RECORD THIS _____ DAY OF _____ A.D. 2018 AT _____ IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY RUVIN
CLERK OF THE CIRCUIT COURT
BY: _____ DEPUTY CLERK

PREPARED BY:
HSQ GROUP, INC.
Engineers - Planners - Surveyors
1001 YAMATO ROAD, SUITE 105
BOCA RATON, FLORIDA 33431-1915-3302.0221
CA28285 - LB764



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PRELIMINARY ASSESSMENT METHODOLOGY

FOR SERIES 2020 BONDS

PALM GLADES

COMMUNITY DEVELOPMENT DISTRICT

Annexed Parcel

November 12, 2019

Prepared by



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road
Sunrise, FL 33351

1.0 Introduction

The Palm Glades Community Development District (the “District”) is a local unit of special-purpose government organized and existing under chapter 190, Florida Statutes as amended. The District will issue approximately \$1,750,000* of special assessment bonds (for the purpose of financing certain infrastructure improvements within the District, more specifically described in the November 12, 2019 Engineer’s Report (the “Engineer’s Report”), prepared by Ford Engineers, Inc (the “District’s Engineer”). The Series 2020 Bonds (the “Series 2020 Bonds”) will be issued to pay for a portion of the cost of the infrastructure improvements consisting of roadway and public right-of-way improvements, stormwater management system, water distribution system, sanitary sewer system, and related costs (herein, the “Project” or “Improvement Plan”) within the 7.19 gross acres that were annexed to the District on October 29, 2019.

1.1 Purpose

This Preliminary Assessment Methodology Report (the “Report”) provides a methodology that determines the amount of District debt to be allocated to specific properties within the District benefitting from the Improvement Plan to be acquired or constructed by the District. The Project is being constructed as one system of improvements benefitting all the property within the boundaries of the District. This Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes and will be supplemented to reflect the actual terms and conditions at the time of the issuance of one or more series of the Series 2020 Bonds.

The District intends to impose non ad valorem special assessments on the benefited lands within the District to pay the debt represented by the Series 2020 Bonds in accordance with the methodology set forth in this Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 295.27 gross acres of land located in unincorporated Miami-Dade County (the “County”), Florida, as

*Preliminary, subject to change

part of the Improvement Plant as described on the Engineer's Report. The annexed area corresponds to approximately 7.19 gross acres (herein the "annexed Area") of land as described on the Engineer's Report. The developed community within the Annexed Area will consist of 43 residential units currently anticipated as depicted in Table 1. The public improvements comprising the Project contemplated by the District will provide facilities that benefit the assessable property within the District including the Annexed Area. The acquisition costs for the Project are summarized in Table 2.

The assessment methodology is a three-step process. First, the District Engineer determines the costs for the Project contemplated by the District. Second, this cost forms the basis for a debt sizing. Third, the bonded costs are divided among the benefited properties on the basis of benefit received as a result of the Project.

1.3 Special Benefits and General Benefits

In the process of constructing or acquiring infrastructure improvements comprising the Project which provide special benefits to the assessable properties within the District's boundaries, incidental general benefits to the public at large are also created. These benefits are incidental and different from the special benefits provided to the assessable properties within the boundaries of the District.

The Improvement Plan is designed to meet the needs of the assessable property within the District. The property owners within the District are therefore receiving special benefits not received by those outside the boundaries. With respect to the off-site road improvements, comprising the Project, the lands within the District could not be developed without such improvements.

1.4 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District are greater than to the costs associated with providing these benefits. The increase in the market value of the benefiting property will be more than the cost of the improvements being acquired by the District. Without the District's Improvement Plan the property within the District would not be able to be developed and to be sold as developed property.

1.5 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special

assessment:

- 1.) The properties must receive a special benefit from the improvements being paid for.
- 2.) The assessments must be fairly and reasonably allocated to the properties being assessed.

2.0 Assessment Methodology

2.1 Overview

The District anticipates the issuance of approximately \$1,750,000* in Series 2020 Bonds to finance public infrastructure improvements comprising the Project, provide for capitalized interest, if so required, a debt service reserve account and cost of issuance. It is the purpose of this methodology to allocate the \$1,750,000* in debt to the properties benefiting from the Improvement Plan.

Table 1 identifies the development plan as identified by the Developer, Lennar Homes (the “Developer”). The Engineer’s Report outlines the community wide capital improvements needed to support the Development, which are shown in Table 2. The public improvements constituting the Project needed to support the development are described in detail in the Engineer’s Report and are estimated to cost \$1,363,800. Any portion of the Project not paid for with the proceeds of the Series 2020 Bonds will be financed by the Developer. These improvements will be funded through the issuance of the Series 2020 Bonds. Based on the estimated costs, the size of the bond issue needed to generate funds to pay for the Project was determined by the District’s Underwriter to total approximately \$1,750,000*. Table 3 depicts the breakdown of the Series 2020 Bond sizing.

2.2 Allocation of Benefit

The planned public improvements constituting the Project are an integrated system of facilities that benefit the District as a whole. That is, the first few feet of water line or sewer line benefit the landowners as much as the last few feet. The Improvement Plan works as a total system and provides special benefits for each land use. A fair and reasonable method of allocating the benefit to each residential unit in the District would be by assigning an equivalent residential unit (“ERU”) to the product types based on relative size. There is one product type planned, single family homes,

*Preliminary, subject to change

which will be assigned one (1) ERU. Table 4 shows the allocation of benefit in reference to each of those ERUs. It is important to note that the benefit derived from the Project to the residential units is equal to or exceeds the cost that the units will be paying for such benefits.

2.3 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The initial assessments will be levied on an equal basis to all acres within the Annexed Area. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the land within the Annexed Area of the District is benefiting equally from the Improvement Plan and the special assessments will be assigned on a per acre basis.

Once platting, the recording of declaration of condominium, or other means of identifying individual lots (“Assigned Properties”) has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as gross acres that have not been platted, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Series 2020 Bonds will be allocated to the planned 43 residential lots within the District, which are the beneficiaries of the public infrastructure improvements, as depicted in Table 5. If there are changes to the development plan, a true up of the assessment will be calculated to determine if a payment from the Developer is required. This process is outlined in Section 3.0

The assignment of debt in this Report sets forth the process by which debt represented by the Series 2020 Bonds is apportioned. As mentioned herein, this Report will be supplemented from time to time.

2.4 Special and Peculiar Benefit to the Property

As previously mentioned, the community wide capital improvements to be constructed or acquired by the District include roadway and public right-of-way improvements, stormwater management system, water distribution system, sanitary sewer system, and related costs. This will provide peculiar and special benefits which flow from the logical relationship of the Improvement Plan to the benefiting properties within the District. These peculiar and special benefits consist of the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property.

2.5 Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the Improvement Plan is delineated in Table 4.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition or construction of the Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with each land use category.

Accordingly, no residential unit within the boundaries of the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that unit and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Report.

In accordance with the benefit allocation in Table 4, a total par amount of the Series 2020 Bonds per unit and an annual debt assessment per unit for the proposed District's Series 2020 Bonds have been calculated for each unit as illustrated in Table 5. These amounts represent the preliminary anticipated per unit debt allocations assuming all anticipated units are built and sold in the proportions planned, and the entire proposed infrastructure program is constructed or acquired by the District.

3.0 True Up

Whenever a plat, declaration of condominium or site plan or revision is processed, the District must allocate a portion of its debt to the property according to the methodology outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service on the Series 2020 Bonds then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction payment by the Developer in the amount necessary to reduce the par amount of the outstanding Series 2020 Bonds plus accrued interest to a level that will be supported by the new maximum annual debt service will be required.

This true up mechanism will be memorialized through an agreement between the District and the Developer which may contain additional provisions.

4.0 Assessment Roll

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Report. The current assessment roll is depicted in Table 7.

5.0 Additional Information

Governmental Management Services-South Florida, LLC (GMS) does not represent the District as a Municipal Advisor or Security Broker, nor is GMS registered to provide such services as described in the Sections 15B of the Security and Exchange Act of 1934, as amended. Similarly GMS does not provide the District with advisory services or offer investment advice.

Certain information in this Report was provided by members of the District staff, the Developer or other professionals hired in conjunction with the bond issuance. GMS makes no representation regarding the information provided by others.

(Reminder of the page intentionally left blank)

Table 1
Palm Glades
Community Development District
Development Plan - Annexed Parcel

Land Use	No. of Units*	ERUs per Unit	Total ERUs
<u>Annex</u>			
Single Family*	43	1.00	43
Residential Units	43		43
Gross Acres	7.19		

* Unit mix subject to change based on marketing and other factors.

Table 2
Palm Glades
Community Development District
Estimated Construction Costs - Annexed Parcel

Category		Cost Annex
Roadway Improvements	\$	648,400
Stormwater Management	\$	280,000
Water Distribution System	\$	192,900
Sanitary Collection System	\$	242,500
<hr/>		
Sub-Total	\$	1,363,800
Total	\$	1,363,800

Information provided by Ford Engineers, Inc.

Table 3
Palm Glades
Community Development District
Bond Sizing

	SERIES 2020
Construction Funds	\$ 1,363,800
Debt Service Reserve	\$ 48,807
Capitalized Interest	\$ 97,615
Underwriters Discount	\$ 35,000
Issuance Costs	\$ 200,000
Rounding	\$ 4,778
Par Amount *	\$ 1,750,000

*Subject to change, based on the following:

Interest Rate	4.00%
Amortization	30
Capitalized Interest	12 months
Debt Service Reserve	50% MADS
Underwriters Discount	2.00%

MADS= \$ 97,615

Table 4
Palm Glades
Community Development District
Allocation of Total Project Cost

Land Use	No. of Units*	ERUs per Unit	Total ERUs	Total Cost Allocated	Total Costs per Unit
<u>Annex</u>					
Single Family	43	1.00	43.00	\$ 1,363,800	\$ 31,716.28
Totals	43		43.00	\$ 1,363,800	

* Unit mix subject to change based on marketing and other factors.

**Table 5
Palm Glades
Community Development District
Series 2020 Allocation of Par Debt**

Land Use	No. of Units*	Total ERUs	Total Cost Allocated	Series 2020 Total Allocation of Par Debt	Series 2020 Allocation of Par Debt per Unit	Annual Debt Assessment Per Unit
<i>Annex</i>						
Single Family	43	43.00	\$ 1,363,800.00	\$ 1,750,000	\$ 40,697.67	\$ 2,270
Totals	43	43.00	\$ 1,363,800.00	\$ 1,750,000		\$ 97,615

* Unit mix subject to change based on marketing and other factors.

** This amount will be grossed up to includes discounts for early payments and county collection fees.

Table 6
Palm Glades
Community Development District
Summary Assessment Roll

Folio iD#	Gross Acres	Total Allocation of Cost Per Acre	Series 2020 Allocation of Par Debt per Acre
<u>Annex</u>			
30-6019-000-0030	4.80	\$ 910,465	\$ 1,168,289.28
30-6030-001-0105	2.39	\$ 453,335	\$ 581,710.71
Totals	7.19	\$ 1,363,800	\$ 1,750,000

Table 7
Palm Glades
Community Development District
Tax Roll Allocation of Series 2020 Par Debt

<u>Owner</u>	<u>Folio ID#</u> <u>30-6019-000-</u>	<u>Gross</u> <u>Acres</u>	<u>2020 Par Debt</u> <u>Per Acre</u>	<u>Annual</u> <u>Estimated Net*</u> <u>Debt Assessment</u>
<u>Annex</u>				
Alina Lastra & Jorge De Armas	0030	4.80	\$ 1,168,289	\$ 65,167.18
Alina Lastra & Jorge De Armas	0105	2.39	\$ 581,711	\$ 32,447.82
	TOTAL	7.190	\$ 1,750,000	\$ 97,615.00

* This amount will be grossed up to includes discounts for early payments and collection fees.

RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM GLADES COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS THAT ARE PART OF THE EXPANSION AREA PROJECT, THE COST OF WHICH IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Palm Glades Community Development District (the "District") was established pursuant to Chapter 190, Florida Statutes, and Ordinance No. 05-181 (the "Establishment Ordinance") of the Board of County Commissioners of Miami-Dade County, Florida; and

WHEREAS, pursuant to Ordinance No. _____ (the "Expansion Ordinance") of the Board of County Commissioners of Miami-Dade County, Florida, the boundaries of the District were expanded by approximately _____ acres to include certain adjacent lands (the "Expansion Area"), which Expansion Area is more particularly described in the Expansion Ordinance; and

WHEREAS, the Board of Supervisors of the **Palm Glades Community Development District** (the "Board") hereby determines to construct and/or acquire

certain public improvements within or benefitting the lands within the Expansion Area, as described herein and as more particularly set forth in the plans and specifications available for review at the offices of **District Manager, 5385 N. Nob Hill Road, Sunrise, Florida 33351 and at 13155 SW 134 Street, Suite 125, Miami, Florida 33186** (collectively, the "District Offices") and in the Engineer's Report, as later defined; and

WHEREAS, the Board hereby determines to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain certain public infrastructure improvements described below (the "Expansion Area Project") and as more particularly set forth in the First Supplemental Engineer's Report, prepared by Ford Engineers, Inc., **dated** and approved by the Board on _____, 2019, as such report is amended and supplemented from time to time by the Board (collectively, the "Engineer's Report"), incorporated by reference as part of this Resolution and on file in the District Offices;

WHEREAS, the District is empowered by Chapter 190 and Chapter 170, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain the Expansion Area Project and to impose, levy and collect the necessary special assessments on the developable lands within the Expansion Area that benefit from the Expansion Area Project, said assessments to be referred to herein as the Assessments;

WHEREAS, the Board finds that it is in the best interest of the District to pay for all or a portion of the Expansion Area Project by imposing, levying, and collecting the Assessments pursuant to Chapter 170 and 190, Florida Statutes;

WHEREAS, the Board hereby determines that as a result of the Expansion Area Project, benefits will accrue to the residential properties within the Expansion Area of the District, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the District's Special Assessment Methodology Report for Series 2019 Bonds, Expanded Area Only, dated and approved by the Board on _____, 2019, as such report is amended and supplemented from time to time by the Board (the "Assessment Report") incorporated by reference as part of this Resolution and on file and available for inspection at the District Offices; and

WHEREAS, the District hereby determines and finds that the Assessments to be levied will not exceed the benefits to the residential property being assessed within the Expansion Area of the District as a result of the Expansion Area Project.

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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. Assessments shall be levied to defray a portion of the cost of the Expansion Area Project.

3. The nature of the Expansion Area Project generally consist certain public infrastructure improvements and facilities within and outside the boundaries of the District, benefiting all assessable lands within the Expansion Area, including, but not limited to, roadway improvements and related impact fees; stormwater management and control facilities, including, but not limited to, related earthwork; water and wastewater systems, including related connection charges; and related incidental costs and improvements; and to pay all or a portion of the design, acquisition and construction cost of said public infrastructure improvements (collectively, the "Expansion Area Project"), all as more particularly described in the Engineer's Report, and accepted by the District Board and in the plans and specifications on file at the District Offices, which are by specific reference incorporated herein and made part hereof.

4. The general location of the Expansion Area Project is on a tract of land of approximately _____ acres, being situated in the unincorporated area of Miami-Dade County in the State of Florida. More specifically, it is located South of SW 232nd Street, West of SW 112th Avenue, East of SW 119th Avenue and North of Summerville subdivision and Mangus subdivision, as shown on the plans and specifications referred to above.

5. The estimated cost of the Expansion Area Project, when completed, is approximately \$_____ (hereinafter referred to as the "Estimated Cost"), based on the content of the Engineer's Report.

6. The Assessments will defray approximately \$_____ which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.

7. The manner in which the Assessments shall be apportioned and paid is contained within the Assessment Report. As described in greater detail in the Assessment Report, the Assessments will be levied equally on each of benefitting properties and parcels within the Expansion Area of the District.

8. The Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the Expansion Area of the District, which are adjoining and contiguous or bounding and abutting upon the Expansion Area Improvements or specially benefited thereby and as further designated by the assessment plat hereinafter provided for.

9. There is on file with the District Manager and at the District Offices, an assessment plat showing the area to be assessed, with the plans and specifications describing the Expansion Area Project and the Estimated Cost of the Expansion Area Project, all of which shall be open to inspection by the public.

10. With respect to the Assessments, the District Manager is hereby authorized and directed to cause to be made a preliminary assessment roll, as promptly as possible, which shall show the lots and lands assessed, the amount of benefit to and the special assessment against each lot or parcel of land, and the number of annual installments into which the Assessment is divided.

11. In accordance with the Assessment Report and commencing with the year in which the District was obligated to make payment of a portion of the Estimated Cost of the Expansion Area Project acquired or constructed by the District, the principal component of the Assessment is being paid and will continue to be paid in not more than thirty (30) annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by and in accordance with Chapter 197, Florida Statutes ("Uniform Method"); provided, however, that in the event the Uniform Method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, F.S., the Assessments may be collected on an annual basis through direct billing or as is otherwise permitted by law.

12. Upon completion of the preliminary assessment roll for the Assessments, the Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Expansion Area Project, the cost thereof, the manner of payment therefore or the amount thereof to be assessed against each property as improved; and to authorize such notice and publications of same as may be required by Chapter 170, Florida Statutes, or other applicable law.

13. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice in a newspaper of general circulation within Miami-Dade County, Florida.

14. All documents referenced herein and in which it is indicated are on file at the District Offices and shall also be made available for inspection at said District Offices.

15. This Resolution shall be effective upon adoption by the Board.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE
PALM GLADES COMMUNITY DEVELOPMENT DISTRICT, this _____ day of
_____, 2019.**

**PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT**

Chairman/Vice Chairman

ATTEST:

Secretary / Assistant Secretary

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM GLADES COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT ON THE LEVY OF REVISED NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY REFERRED TO AS THE EXPANSION AREA, WITHIN THE BOUNDARIES OF THE DISTRICT PURSUANT TO CHAPTERS 190, F.S., 170, AND 197, F.S.

WHEREAS, the Board of Supervisors ("Board") of the Palm Glades Community Development District ("District") has adopted Resolution 2020-01 (the "Initial Assessment Resolution"), implementing the limits, definitions, purpose, intent, location, nature and estimated cost of the Expansion Area Project, as defined in the Initial Assessment Resolution, to be partially defrayed by certain revised non-ad valorem special assessments on certain benefited properties within the Expansion Area of the District, as defined in the Initial Assessment Resolution;

WHEREAS, the Initial Assessment Resolution provides for the portion of the estimated cost of the Expansion Area Project to be defrayed by the non-ad valorem special assessments (the "Assessments," as defined in the Initial Assessment Resolution), and provides further for the manner in which such Assessments shall be levied, when the levy shall occur, and setting forth and designating the lands upon which the Assessments shall be levied providing for a revised assessment plat, the preparation of a preliminary revised assessment roll, and related matters;

WHEREAS, the Initial Assessment Resolution further provides for notice and conduct of a public hearing to consider the advisability and propriety of the non-ad valorem special Assessments and the related Expansion Area Project; and

WHEREAS, pursuant to the Initial Assessment Resolution, a preliminary revised assessment roll has been prepared and all of the conditions precedent (as set forth in applicable provisions of Chapters 170, F.S. pertaining to the notice and conduct of the aforementioned public hearing) have been satisfied, and all related documents are available for public inspection at the offices of the District Manager, 5385 N. Nob Hill

Road, Sunrise, Florida 33351 and 13155 SW 134 Street, Suite 125, Miami, Florida 33186 (collectively, the "District Offices").

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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. There is hereby declared a public hearing to be held on _____, 2019 at 6:30 PM at the Silver Palms By Lennar/ Clubhouse Silver Palms, 23770 SW 115, Avenue, Miami, FL 33032, for the purpose of hearing questions, comments and objections to the proposed non-ad valorem special Assessments and the related infrastructure Expansion Area Project as described in the preliminary revised assessment roll and the Initial Assessment Resolution, copies of which are available for public inspection at the District Offices.

3. Affected persons may either appear at that hearing or, prior to the meeting submit their written comments to the office of District Manager, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

4. Notice (substantially in the form attached to this Resolution as Exhibit "A") of said public hearing shall be advertised in accordance with Chapters 170 and 190, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Miami-Dade County, Florida (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The "not to exceed" amount for the annual Assessments to be stated in said Notice shall be taken from the District's Special Assessment Methodology Report for Series 2019 Bonds, Expanded Area Only, dated _____, 2019, as amended and supplemented from time to time, incorporated by reference as part of this Resolution and on file at the District Offices. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this public hearing to the owners of all property within the Expansion Area of the District to be assessed and include in such notice the amount of the Assessment for each such property owner, a description of the areas to be improved, and notice that information concerning all assessments levied by the District is available at the offices of the District Manager.

5. This Resolution shall be effective upon adoption by the Board.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE
PALM GLADES COMMUNITY DEVELOPMENT DISTRICT, this _____ day of
September, 2019.**

**PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT**

Chairman/Vice Chairman

ATTEST:

Secretary / Assistant Secretary

EXHIBIT "A"

NOTICE OF PUBLIC HEARING RELATING TO PUBLIC IMPROVEMENTS AND LEVY OF NON-AD VALOREM ASSESSMENTS (Expansion Area Project)

The Board of Supervisors of the Palm Glades Community Development District (the "Board") will hold a public hearing on _____, 2019 at 6:30 PM at the Silver Palms By Lennar/ Clubhouse Silver Palms, 23770 SW 115, Avenue, Miami, FL 33032 to consider the adoption of an assessment roll and the imposition of non-ad valorem special assessments ("Assessments") to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, or equip certain public infrastructure improvements and facilities within and outside the boundaries of the District, benefiting all assessable lands within the Expansion Area, including, but not limited to, roadway improvements and related impact fees; stormwater management and control facilities, including, but not limited to, related earthwork; water and wastewater systems, including related connection charges; landscaping, including entrance features and irrigation in public rights of way; and related incidental costs and improvements; and to pay all or a portion of the design, acquisition and construction cost of said public infrastructure improvements (collectively, the "Expansion Area Project"), all as more particularly described in the First Supplemental Engineer's Report prepared by Ford Engineers, Inc., dated and accepted by the Board of Supervisors on _____, 2019, as amended and supplemented from time to time (the "Engineer's Report"). The Board will consider the levy of Assessments on benefited lands within the Expansion Area of the Palm Glades Community Development District, a description of which lands is shown below, and to provide for the levy, collection and enforcement of the Assessments.

The public hearing will be conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. The District is approximately _____ acres, being situated in the unincorporated area of Miami-Dade County in the State of Florida. More specifically, it is located South of SW 232nd Street, West of SW 112th Avenue, East of SW 119th Avenue and North of Summerville subdivision and Mangus subdivision. A description of the Expansion Area property to be assessed, the nature of the Expansion Area Project proposed in the Engineer's Report, and the amount to be assessed to each piece or parcel of property within the Expansion Area of the District may be ascertained at the offices of the District Manager at 13155 SW 134th Street, Suite 125, Miami Florida 33186 or 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District Offices").

The District intends to impose Assessments on benefited lands within Expansion Area of the District in the manner set forth in the District's Special Assessment Methodology Report for Series 2019 Bonds, Expanded Area Only, dated _____, 2019, as amended and supplemented from time to time (the "Assessment Methodology"), which is available to the

public for inspection at the District Offices. Lots will be assessed in the principal amount of \$_____ per unit in the manner described in the Assessment Methodology. The total amount per lot to be levied annually against benefited units within the Expansion Area of the District is \$_____per unit exclusive of fees and costs of collection or enforcement, discounts for early payment and the annual interest costs. The Assessments may be prepaid in whole in some instances or may be paid in not more than thirty (30) annual installments, excluding any capitalized interest period, subsequent to the issuance of debt to finance the Expansion Area Project. These annual Assessments will be collected on the Miami-Dade County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these Assessments.

The District also intends to levy and collect non-ad valorem special assessments (the "O&M Assessments") on property within the Expansion Area of the District to cover the operation and maintenance of the District's Expansion Area Project. These annual O&M Assessments will be collected on the Miami-Dade County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these O&M Assessments.

All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing and meeting is asked to contact the District Office at 954-721-8681 at least five calendar days prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

There may be occasions when one or more Supervisors will participate by phone. At the above referenced location a speaker phone will be available so that any interested person may attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing or at the meeting, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. The public hearing may be continued to a date and time certain that will be announced at the hearing.

Luis Hernandez
District Manager

[Insert Location Map Indicating Boundaries of the Expansion Area of the District]

RESOLUTION NO. 2020-03

AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$1,800,000 AGGREGATE PRINCIPAL AMOUNT OF PALM GLADES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, IN ONE OR MORE SERIES, TO PAY ALL OR A PORTION OF THE DESIGN, ACQUISITION AND/OR CONSTRUCTION COSTS OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS RELATING TO THE 2019 EXPANSION AREA, INCLUDING BUT NOT LIMITED TO, STORMWATER MANAGEMENT AND CONTROL SYSTEMS; WATER DISTRIBUTION AND SANITARY SEWER SYSTEM INCLUDING RELATED IMPACT FEES; ROADWAY IMPROVEMENTS INCLUDING RELATED IMPACT FEES; AND RELATED INCIDENTAL COSTS, PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; APPOINTING WELLS FARGO BANK, NATIONAL ASSOCIATION, TO SERVE AS TRUSTEE; APPROVING THE APPLICATION OF THAT CERTAIN MASTER TRUST INDENTURE DATED AUGUST 1, 2017 AND APPROVING THE EXECUTION AND DELIVERY OF THE THIRD SUPPLEMENTAL TRUST INDENTURE IN SUBSTANTIALLY THE FORMS ATTACHED HERETO; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF THE PALM GLADES COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), OF THE COUNTY OF MIAMI-DADE, FLORIDA, OR OF THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY WITHIN THE DISTRICT BENEFITED BY THE IMPROVEMENTS AND SUBJECT TO ASSESSMENT; PROVIDING FOR THE JUDICIAL VALIDATION OF SUCH BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, the Palm Glades Community Development District (the "District"), is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), created by Ordinance No. 05-181 of the Board of County Commissioners of Miami-Dade County, Florida (the "County Commission") enacted on October 18, 2005 and effective on October 28, 2005;

WHEREAS, the premises governed by the District are described more fully in Exhibit A to the Master Indenture, referred to as the "Original District Lands" and consisted of approximately 286.08 acres of land located entirely within the unincorporated area of Miami-Dade County, Florida (the "County"); and

WHEREAS, on November 6, 2007 and effective on November 16, 2007, the County Commission enacted Ordinance No. 07-161 annexing approximately 15.85 acres into the Original District Lands and removing approximately 5.87 acres from the Original District Lands (herein, the "Current District Lands"); and

WHEREAS, on October 29, 2019 and effective on November 7, 2019, the County Commission enacted Ordinance No. 19-99, annexing approximately 7.5 acres into the Current District Lands (herein, the “2019 Expansion Area”); and

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction, and the District has decided to undertake the design, acquisition and construction, including, but not limited to, stormwater management and control systems; water distribution and sanitary sewer system including related impact fees; roadway improvements including related impact fees; and related incidental costs, pursuant to the Act relating to the 2019 Expansion Area and other public infrastructure improvement within and without the boundaries of the District (collectively, the “Project”), all as set forth in **Schedule “I”** hereto;

WHEREAS, the District desires to authorize the issuance of not to exceed \$1,800,000 aggregate principal amount of its Palm Glades Community Development District Special Assessment Bonds, in one or more series (collectively, the “Bonds”), in order to pay all or a portion of the design, acquisition and construction costs of the Project;

WHEREAS, the District desires to provide the terms and conditions under which the District will acquire and cause to be constructed the improvements on District lands and certain adjacent lands the improvement of which will specially benefit the District lands;

WHEREAS, authority is conferred upon the District by the Constitution and laws of the State of Florida, specifically including but not limited to Sections 190.011(9), 190.011(14), 190.016(1), 190.016(2), 190.016(5), 190.016(8), 190.016(11), 190.016(13), 190.022 and 190.023 of the Act, to issue the Bonds; and

WHEREAS, the District desires to authorize and approve various instruments to be executed and delivered in connection with the Bonds and to provide for the judicial validation of the Bonds pursuant to Section 190.016(12), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Palm Glades Community Development District, as follows:

Section 1. Authorization of Bonds. The District hereby authorizes the issuance of not to exceed \$1,800,000 aggregate principal amount of the Bonds in one or more series to (i) pay costs of the Project; (ii) to fund a debt service reserve fund; (iii) to fund capitalized interest for the Bonds if so required at the time the Bonds of any series are sold; and (iv) pay the costs of issuing the Bonds. Pursuant to Section 190.016(1), the Bonds may be issued and delivered by the District in payment of all or a portion of the purchase price of the Project or may be sold at public or private sale.

Section 2. Certain Details of the Bonds. The Bonds, and the interest thereon, shall not be deemed to constitute a debt, liability or obligation of the District (except as provided herein), Miami-Dade County, Florida (the “County”) or of the State of Florida (the “State”), or of any other political subdivision thereof, but shall be payable solely from the Special Assessments (as defined in the form of Indenture hereinafter referred to) levied by the District on property within the District benefited by the Project and subject to assessment, as set forth in the Indenture, and neither

the faith and credit nor any taxing power of the District, the County, or the State, or of any other political subdivision thereof, is pledged to the payment of the principal of or interest on the Bonds, except for Special Assessments to be assessed and levied by the District to secure and pay the Bonds.

The Bonds shall:

(i) be issued in one or more series and may be delivered in payment of the purchase price of the Project or sold at public or private sale, as provided in Section 190.016(1), Florida Statutes, each series in an aggregate principal amount to be determined by subsequent resolution or resolutions of the District; provided, however, that the total aggregate principal amount of the Bonds issued may not exceed \$1,800,000 unless this Resolution is amended prior to the validation of the Bonds authorized herein.

(ii) be issued in fully registered form in principal denominations of \$5,000 or any integral multiple thereof;

(iii) bear interest at an average annual rate not exceeding the maximum rate as may then be permitted by the laws of the State as more particularly provided in a resolution adopted by the District prior to the issuance and delivery of the Bonds;

(iv) be payable in not more than 30 annual installments of principal; and

(v) be dated as provided in a resolution adopted by the District prior to the issuance and delivery thereof.

The final maturity date or dates of the Bonds and the interest rate or rates thereon shall be determined, within the foregoing limits, and any optional, mandatory and extraordinary redemption provisions thereof shall be fixed, by the Indenture hereinafter referred to or by one or more resolutions of the District to be adopted prior to the delivery of the Bonds. In other respects, the Bonds shall be in the form, shall be executed and authenticated, shall be subject to replacement and shall be delivered as provided in the Indenture hereinafter referred to, the form of which is set out as **Exhibit "A"** attached hereto.

Prior to the issuance and delivery of the Bonds, the District shall have undertaken and, to the extent then required under applicable law, completed all necessary proceedings, including, without limitation, the approval of assessment rolls, the holding of public hearings and the adoption of resolutions in order to levy and collect Special Assessments upon the lands within the District subject to assessment, all as more specifically required and provided for by the Act and Chapters 170, 190 and 197, Florida Statutes, as the same may be amended from time to time, or any successor statutes thereto.

Section 3. Designation of Attesting Members. Each Assistant Secretary of the Board of Supervisors (the "Board") of the District (each individually a "Designated Member") and the Secretary, are hereby designated and authorized on behalf of the Board to attest to the seal of the Board and to the signature of the Chairperson or Vice Chairperson of the Board as they appear on the Bonds, the Indenture and any other documents which may be necessary or helpful in connection

with the issuance and delivery of the Bonds and in connection with the application of the proceeds thereof.

Section 4. Authorization of Execution and Delivery of Third Supplemental Trust Indenture and Application of Master Trust Indenture. The District does hereby authorize and approve the execution by the Chairperson or Vice Chairperson and any Designated Member and the delivery of a Third Supplemental Trust Indenture (the "Supplemental Indenture") and authorizes the use and application of that certain Master Trust Indenture dated as of August 1, 2017 (collectively, the "Indenture") for the Bonds, each between the District and the Trustee named in Section 6 of this Resolution. The Indenture shall provide for the security of the Bonds and express the contract between the District and the owners of such Bonds. The Supplemental Indenture shall be in substantially the form thereof attached hereto and marked **Exhibit "A"** and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the Bonds as shall be approved by the Chairperson (or in the absence, of the Chairperson, the Vice Chairperson) executing the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of Supplemental Indenture attached hereto.

Section 5. Sale of Bonds. Pursuant to the provisions of Section 190.016(1), the Bonds may be delivered in payment of all or a portion of the purchase price of the Project or may be sold at public or private sale after such advertisement, if any, as the Board may deem advisable but not in any event at less than ninety percent (90%) of the par value thereof, together with accrued interest thereon, in conformance with the provisions of the Act.

Section 6. Appointment of Trustee. The District hereby appoints Wells Fargo Bank, National Association, to act as trustee under the Indenture (the "Trustee"). The Trustee shall also serve as the Paying Agent, Registrar and Authenticating Agent under the Indenture.

Section 7. Bond Validation. District Counsel and Bond Counsel to the District are hereby authorized and directed to take appropriate proceedings in the Circuit Court of the Eleventh Judicial Circuit of Florida, in and for Miami-Dade County, Florida, for validation and the proceedings incident thereto for the Bonds to the extent required by and in accordance with Section 190.016(12), Florida Statutes. The Chairperson, Vice Chairperson or any Designated Member is authorized to sign any pleadings and to offer testimony in any such proceedings for and on behalf of the District. The other members of the Board, the officers of the District and the agents and employees of the District, including, without limitation, the District Manager, the engineer or engineering firm serving as engineer to the District and the District's underwriter are hereby also authorized to offer testimony for and on behalf of the District in connection with any such validation proceedings.

Section 8. Authorization and Ratification of Prior and Subsequent Acts. The members of the Board, the officers of the District, and the agents and employees of the District, are hereby authorized and directed to do all such acts and things and to execute all such documents, including, without limitation, the execution and delivery of any closing documents, as may be necessary to carry out and comply with the provisions of this resolution, the Indenture, and all of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this resolution,

whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

Section 9. Subsequent Resolution(s) Required. Notwithstanding anything to the contrary contained herein, no series of Bonds may be issued or delivered until the District adopts a subsequent resolution and/or supplemental indenture for each such series fixing the details of such series of Bonds remaining to be specified or delegating to the Chairperson, Vice Chairperson or a Designated Member the authority to fix such details.

Section 10. Severability. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or ineffective for any reason, the remainder of this resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 11. Effective Date. This resolution shall take effect immediately upon its adoption, and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED in Public Session of the Board of Supervisors of the Palm Glades Community Development District, this 12th day of November, 2019.

**PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: Chairperson, Board of Supervisors

By: _____
Name: _____
Title: Secretary, Board of Supervisors

SCHEDULE I

DESCRIPTION OF THE PROJECT

The Project includes, but is not limited to, the following improvements:

Stormwater management and control systems;
Water distribution and sanitary sewer system including related impact fees;
Roadway improvements including related impact fees; and
Related incidental costs.

EXHIBIT A
FORM OF THIRD SUPPLEMENTAL TRUST INDENTURE

46918834v4/091231.010600

THIRD SUPPLEMENTAL TRUST INDENTURE

BETWEEN

PALM GLADES COMMUNITY DEVELOPMENT DISTRICT

AND

WELLS FARGO BANK, NATIONAL ASSOCIATION

as Trustee

Dated as of _____, 2020

Authorizing and Securing
\$ _____
PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2020
(EXPANSION AREA PROJECT)

TABLE OF CONTENTS

	<u>Page</u>
ARTICLE I DEFINITIONS.....	3
ARTICLE II THE SERIES 2020 BONDS.....	8
SECTION 2.01. Amounts and Terms of Series 2020 Bonds; Issue of Series 2020 Bonds.....	8
SECTION 2.02. Execution.....	8
SECTION 2.03. Authentication.....	8
SECTION 2.04. Purpose, Designation and Denominations of, and Interest Accruals on, the Series 2020 Bonds	8
SECTION 2.05. Debt Service on the Series 2020 Bonds.....	9
SECTION 2.06. Disposition of Series 2020 Bond Proceeds.....	10
SECTION 2.07. Book-Entry Form of Series 2020 Bonds	10
SECTION 2.08. Appointment of Registrar and Paying Agent	11
SECTION 2.09. Conditions Precedent to Issuance of the Series 2020 Bonds.....	11
ARTICLE III REDEMPTION OF SERIES 2020 BONDS.....	13
SECTION 3.01. Redemption Dates and Prices	13
SECTION 3.02. Notice of Redemption.....	15
ARTICLE IV ESTABLISHMENT OF CERTAIN FUNDS AND ACCOUNTS; ADDITIONAL COVENANTS OF THE ISSUER; PREPAYMENTS; REMOVAL OF SERIES 2020 SPECIAL ASSESSMENT LIENS	16
SECTION 4.01. Establishment of Certain Funds and Accounts.....	16
SECTION 4.02. Series 2020 Revenue Account.....	18
SECTION 4.03. Power to Issue Series 2020 Bonds and Create Lien.....	19
SECTION 4.04. Expansion Area Project to Conform to Consulting Engineers Report.....	19
SECTION 4.05. Prepayments; Removal of Series 2020 Special Assessment Liens.....	20
ARTICLE V COVENANTS AND DESIGNATIONS OF THE ISSUER.....	21
SECTION 5.01. Collection of Series 2020 Special Assessments	21
SECTION 5.02. Continuing Disclosure	21
SECTION 5.03. Investment of Funds and Accounts	21
SECTION 5.04. Additional Obligations.....	21
SECTION 5.05. Requisite Owners for Direction or Consent	21
SECTION 5.06. Acknowledgement Regarding Series 2020 Acquisition and Construction Account Moneys Following an Event of Default.....	22
ARTICLE VI THE TRUSTEE; THE PAYING AGENT AND REGISTRAR.....	23
SECTION 6.01. Acceptance of Trust	23
SECTION 6.02. Trustee's Duties	23
ARTICLE VII MISCELLANEOUS PROVISIONS.....	24
SECTION 7.01. Interpretation of Supplemental Indenture.....	24

SECTION 7.02. Amendments24
SECTION 7.03. Counterparts24
SECTION 7.04. Appendices and Exhibits24
SECTION 7.05. Payment Dates.....24
SECTION 7.06. No Rights Conferred on Others24

EXHIBIT A DESCRIPTION OF EXPANSION AREA PROJECT
EXHIBIT B FORM OF SERIES 2020 BOND
EXHIBIT C FORMS OF REQUISITIONS
EXHIBIT D INVESTOR LETTER

THIS THIRD SUPPLEMENTAL TRUST INDENTURE (the "Third Supplemental Indenture"), dated as of _____, 2020 between the PALM GLADES COMMUNITY DEVELOPMENT DISTRICT (together with its successors and assigns, the "Issuer"), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association organized and existing under the laws of the United States and having a designated corporate trust office in Jacksonville, Florida, as trustee (said banking corporation and any other bank or trust company becoming successor trustee under this Third Supplemental Indenture being hereinafter referred to as the "Trustee");

W I T N E S S E T H:

WHEREAS, the Palm Glades Community Development District (the "District"), is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), created by Ordinance No. 05-181 of the Board of County Commissioners of Miami-Dade County, Florida (the "County Commission") enacted on October 18, 2005 and effective on October 28, 2005;

WHEREAS, the premises governed by the District are described more fully in Exhibit A to the Master Indenture, referred to as the "Original District Lands" and consisted of approximately 286.08 acres of land located entirely within the unincorporated area of Miami-Dade County, Florida (the "County"); and

WHEREAS, on November 6, 2007 and effective on November 16, 2007, the County Commission enacted Ordinance No. 07-161 annexing approximately 15.85 acres into the Original District Lands and removing approximately 5.87 acres from the Original District Lands (herein, the "Current District Lands") and

WHEREAS, on October 29, 2019 and effective on November 7, 2019, the County Commission enacted Ordinance No. 19-99, annexing approximately 7.5 acres into the Current District Lands (herein, the "Expansion Area"); and

WHEREAS, the Issuer has been created for the purpose of delivering certain community development services and facilities for the benefit of the District Lands; and

WHEREAS, the Issuer has determined to undertake, in one or more stages, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of the District Lands; and

WHEREAS, the Issuer has previously adopted Resolution No. 2020-___ on November 22, 2019 (the "Authorizing Resolution"), authorizing the issuance of not to exceed \$_____ in aggregate principal amount of its special assessment bonds (the "Bonds") to finance all or a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act for the special benefit of the Expansion Area; and

WHEREAS, the Series 2020 Bonds (as herein defined) will be issued pursuant to that certain Master Trust Indenture dated as of August 1, 2017 by and between the Issuer and the

Trustee (the “Master Indenture”) and this Third Supplemental Indenture to finance a portion of the public infrastructure to be built for the benefit of the assessable lands within the Expansion Area; and

WHEREAS, Lennar Homes, LLC, a Florida limited liability company (the “Developer”) is the master developer of a residential community to be located within the Expansion Area (the “Development”) and will construct all of the public infrastructure necessary to serve such residential community within the Expansion Area, a portion of which will be purchased by the Issuer with a portion of the proceeds of the herein described Series 2020 Bonds (such public infrastructure as described on Exhibit A is herein collectively referred to as the “Expansion Area Project”); and

WHEREAS, the Issuer has determined to issue a Series of Bonds, designated as the Palm Glades Community Development District Special Assessment Bonds, Series 2020 (Expansion Area Project) (the “Series 2020 Bonds”), pursuant to the Master Indenture and this Third Supplemental Indenture (hereinafter sometimes collectively referred to as the “Indenture”); and

WHEREAS, in the manner provided herein, the proceeds of the Series 2020 Bonds will be used to provide funds for (i) the Costs of acquiring all or a portion of the Expansion Area Project, (ii) the payment of the interest on the Series 2020 Bonds through at least [June 15, 2020], (iii) the funding of the Series 2020 Reserve Account, and (iv) the payment of the costs of issuance of the Series 2020 Bonds; and

WHEREAS, the Series 2020 Bonds will be secured by a pledge of Series 2020 Pledged Revenues (as hereinafter defined) to the extent provided herein.

NOW, THEREFORE, THIS THIRD SUPPLEMENTAL INDENTURE WITNESSETH, that to provide for the issuance of the Series 2020 Bonds, the security and payment of the principal or redemption price thereof (as the case may be) and interest thereon, the rights of the Bondholders and the performance and observance of all of the covenants contained herein and in said Series 2020 Bonds, and for and in consideration of the mutual covenants herein contained and of the purchase and acceptance of the Series 2020 Bonds by the Owners thereof, from time to time, and of the acceptance by the Trustee of the trusts hereby created, and intending to be legally bound hereby, the Issuer does hereby assign, transfer, set over and pledge to Wells Fargo Bank, National Association, as Trustee, its successors in trust and its assigns forever, and grants a lien on all of the right, title and interest of the Issuer in and to the Series 2020 Pledged Revenues as security for the payment of the principal, redemption or purchase price of (as the case may be) and interest on the Series 2020 Bonds issued hereunder, all in the manner hereinafter provided, and the Issuer further hereby agrees with and covenants unto the Trustee as follows:

TO HAVE AND TO HOLD the same and any other revenues, property, contracts or contract rights, accounts receivable, chattel paper, instruments, general intangibles or other rights and the proceeds thereof, which may, by delivery, assignment or otherwise, be subject to the lien created by the Indenture with respect to the Series 2020 Bonds.

IN TRUST NEVERTHELESS, for the equal and ratable benefit and security of all present and future Owners of the Series 2020 Bonds issued and to be issued under this Third

Supplemental Indenture, without preference, priority or distinction as to lien or otherwise (except as otherwise specifically provided in this Third Supplemental Indenture) of any one Series 2020 Bond over any other Series 2020 Bond, all as provided in the Indenture.

PROVIDED, HOWEVER, that if the Issuer, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal or redemption price of the Series 2020 Bonds issued, secured and Outstanding hereunder and the interest due or to become due thereon, at the times and in the manner mentioned in such Series 2020 Bonds and the Indenture, according to the true intent and meaning thereof and hereof, and the Issuer shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions hereof, then upon such final payments this Third Supplemental Indenture and the rights hereby granted shall cease and terminate, otherwise this Third Supplemental Indenture to be and remain in full force and effect.

ARTICLE I DEFINITIONS

In this Third Supplemental Indenture capitalized terms used without definition shall have the meanings ascribed thereto in the Master Indenture and, in addition to certain terms defined in the recitals above, the following terms shall have the meanings specified below, unless otherwise expressly provided or unless the context otherwise requires:

“Acquisition Agreement” shall mean that certain Acquisition Agreement relating to the acquisition of the Expansion Area Project, by and between the Developer and the Issuer.

“Arbitrage Certificate” shall mean that certain Arbitrage Certificate, including arbitrage rebate covenants, of the Issuer, dated the date of issuance of the Series 2020 Bonds, relating to certain restrictions on arbitrage under the Code with respect to the Series 2020 Bonds.

“Assessment Resolutions” shall mean Resolution No. 2020-01, Resolution No. 2020-02 and Resolution No. 2020-__ of the Issuer adopted on November 12, 2019, November 12, 2019 and _____, 2020, respectively, as amended and supplemented from time to time.

“Authorized Denomination” shall mean, with respect to the Series 2020 Bonds, on the date of issuance, in the denominations of \$5,000 and any integral multiple thereof, provided, however, if any initial beneficial owner does not purchase at least \$100,000 of the Series 2020 Bonds at the time of initial delivery of the Series 2020 Bonds, such beneficial owner must execute and deliver to the Issuer and the Underwriter on the date of delivery of the Series 2020 Bonds the investor letter substantially in the form attached hereto as Exhibit D or otherwise establish to the satisfaction of the Underwriter that such Beneficial Owner is an “accredited investor,” as described in Rule 501(a) under Regulation D of the Securities Act of 1936, as amended.

“Bonds” shall mean the Issuer’s Special Assessments Bonds issued pursuant to the Master Indenture.

["Collateral Assignment" shall mean that certain instrument executed by the Developer in favor of the Issuer whereby all of the material documents necessary to complete the Expansion Area Project are collaterally assigned as security for the Developer's obligation to pay the Series 2020 Special Assessments imposed against lands within the Expansion Area owned by the Developer from time to time.]

"Continuing Disclosure Agreement" shall mean the Continuing Disclosure Agreement for the benefit of the owners of the Series 2020 Bonds, dated the date of issuance of the Series 2020 Bonds, by and among the Issuer, the dissemination agent named therein, the Developer and joined by the parties named therein, in connection with the issuance of the Series 2020 Bonds.

"District Manager" shall mean Governmental Management Services - South Florida, LLC, and its successors and assigns.

"Indenture" shall mean collectively, the Master Indenture and this Third Supplemental Indenture.

"Interest Payment Date" shall mean June 15 and December 15 of each year, commencing [June] 15, 2020, any Quarterly Redemption Date and any other date the principal of the Series 2020 Bonds is paid.

"Majority Holders" means the Beneficial Owners of more than fifty percent (50%) of the Outstanding principal amount of the Series 2020 Bonds.

"Master Indenture" shall mean the Master Trust Indenture, dated as of August 1, 2017, by and between the Issuer and the Trustee, as supplemented and amended with respect to matters pertaining solely to the Master Indenture or the Series 2020 Bonds (as opposed to supplements or amendments relating to any Series of Bonds other than the Series 2020 Bonds as specifically defined in this Third Supplemental Indenture).

"Quarterly Redemption Dates" shall mean March 15, June 15, September 15 and December 15 of any year.

"Paying Agent" shall mean Wells Fargo Bank, National Association, and its successors and assigns as Paying Agent hereunder.

"Prepayment" shall mean the payment by any owner of property of the amount of the Series 2020 Special Assessments encumbering its property, in whole or in part, prior to its scheduled due date, including optional prepayments. The term "Prepayment" also means any proceeds received as a result of accelerating and/or foreclosing the Series 2020 Special Assessments or as a result of a true-up payment. "Prepayments" shall include, without limitation, Series 2020 Prepayment Principal.

"Redemption Price" shall mean the principal amount of any Series 2020 Bond payable upon redemption thereof pursuant to this Third Supplemental Indenture.

"Registrar" shall mean Wells Fargo Bank, National Association and its successors and assigns as Registrar hereunder.

“Regular Record Date” shall mean the first (1st) day (whether or not a Business Day) of the calendar month for which an Interest Payment Date occurs.

“Resolution” shall mean, collectively, (i) Resolution No. 2020-03 of the Issuer adopted on November 12, 2019, pursuant to which the Issuer authorized the issuance of not exceeding \$1,800,000 aggregate principal amount of its Bonds to finance the construction or acquisition of public infrastructure within the District, (ii) Resolution No. 2020-__ of the Issuer adopted on _____, 2020, pursuant to which the Issuer authorized, among other things, the issuance of the Series 2020 Bonds in an aggregate principal amount of not exceeding \$_____ to finance the acquisition of all or a portion of the Expansion Area Project, specifying the details of the Series 2020 Bonds and awarding the Series 2020 Bonds to the Underwriter pursuant to parameters established therein.

“Series 2020 Acquisition and Construction Account” shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Third Supplemental Indenture.

“Series 2020 Bond Redemption Account” shall mean the Series 2020 Bond Redemption Account established as a separate Account within the Bond Redemption Fund pursuant to Section 4.01(g) of this Third Supplemental Indenture.

“Series 2020 Bonds” shall mean the \$_____ aggregate principal amount of Palm Glades Community Development District Special Assessment Bonds, Series 2020 (Expansion Area Project), to be issued as fully registered Bonds in accordance with the provisions of the Master Indenture and this Third Supplemental Indenture, and secured and authorized by the Master Indenture and this Third Supplemental Indenture.

“Series 2020 Costs of Issuance Account” shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Third Supplemental Indenture.

“Series 2020 General Redemption Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2020 Bond Redemption Account pursuant to Section 4.01(g) of this Third Supplemental Indenture.

“Series 2020 Interest Account” shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(d) of this Third Supplemental Indenture.

“Series 2020 Optional Redemption Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2020 Bond Redemption Account pursuant to Section 4.01(g) of this Third Supplemental Indenture.

“Series 2020 Pledged Revenues” shall mean (a) all revenues received by the Issuer from Series 2020 Special Assessments levied and collected on the assessable lands within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Series 2020 Special Assessments or from the issuance and sale of tax certificates with respect to such Series 2020 Special Assessments, and (b) all moneys on

deposit in the Funds and Accounts established under the Indenture created and established with respect to or for the benefit of the Series 2020 Bonds; provided, however, that Series 2020 Pledged Revenues shall not include (A) any moneys transferred to the Series 2020 Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Series 2020 Costs of Issuance Account of the Acquisition and Construction Fund, and (C) “special assessments” levied and collected by the Issuer under Section 190.022 of the Act for maintenance purposes or “maintenance assessments” levied and collected by the Issuer under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B) and (C) of this proviso).

“Series 2020 Prepayment Principal” shall mean the portion of a Prepayment corresponding to the principal amount of Series 2020 Special Assessments being prepaid pursuant to Section 4.05 of this Third Supplemental Indenture or as a result of an acceleration of the Series 2020 Special Assessments pursuant to Section 170.10, Florida Statutes, if such Series 2020 Special Assessments are being collected through a direct billing method.

“Series 2020 Prepayment Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2020 Bond Redemption Account pursuant to Section 4.01(g) of this Third Supplemental Indenture.

“Series 2020 Principal Account” shall mean the account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(c) of this Third Supplemental Indenture.

“Series 2020 Rebate Fund” shall mean the Fund so designated, established pursuant to Section 4.01(j) of this Third Supplemental Indenture.

“Series 2020 Reserve Account” shall mean the Series 2020 Reserve Account established as a separate Account within the Debt Service Reserve Fund pursuant to Section 4.01(f) of this Third Supplemental Indenture.

“Series 2020 Reserve Requirement” or “Reserve Requirement” shall mean 50% of the maximum annual debt service of the Series 2020 Bonds which amount is \$_____. Any amount in the Series 2020 Reserve Account may, upon final maturity or redemption of all Outstanding Series 2020 Bonds be used to pay principal of and interest on the Series 2020 Bonds at that time.

“Series 2020 Revenue Account” shall mean the Account so designated, established as a separate Account within the Revenue Fund pursuant to Section 4.01(b) of this Third Supplemental Indenture.

“Series 2020 Sinking Fund Account” shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(e) of this Third Supplemental Indenture.

“Series 2020 Special Assessments” shall mean the Special Assessments levied on the assessable lands within the Expansion Area as a result of the Issuer’s acquisition and/or

construction of the Expansion Area Project, corresponding in amount to the debt service on the Series 2020 Bonds and designated as such in the methodology report relating thereto.

“Substantially Absorbed” means the date at least 75% of the principal portion of the Special Assessments have been assigned to residential units within the District that have received certificates of occupancy.

“Underwriter” shall mean FMSbonds, Inc., the underwriter of the Series 2020 Bonds.

The words “hereof,” “herein,” “hereto,” “hereby,” and “hereunder” (except in the form of Series 2020 Bonds), refer to the entire Indenture.

Every “request,” “requisition,” “order,” “demand,” “application,” “notice,” “statement,” “certificate,” “consent,” or similar action hereunder by the Issuer shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by the Chairperson or Vice Chairperson and the Treasurer or Assistant Treasurer or the Secretary or Assistant Secretary or Responsible Officer of the Issuer.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

[END OF ARTICLE I]

ARTICLE II
THE SERIES 2020 BONDS

SECTION 2.01. Amounts and Terms of Series 2020 Bonds; Issue of Series 2020 Bonds. No Series 2020 Bonds may be issued under this Third Supplemental Indenture except in accordance with the provisions of this Article and Articles II and III of the Master Indenture.

(a) The total principal amount of Series 2020 Bonds that may be issued under this Third Supplemental Indenture is expressly limited to \$_____. The Series 2020 Bonds shall be numbered consecutively from R-1 and upwards.

(b) Any and all Series 2020 Bonds shall be issued substantially in the form attached hereto as Exhibit B, with such appropriate variations, omissions and insertions as are permitted or required by the Indenture and with such additional changes as may be necessary or appropriate to conform to the provisions of the Resolution. The Issuer shall issue the Series 2020 Bonds upon execution of this Third Supplemental Indenture and satisfaction of the requirements of Section 3.01 of the Master Indenture; and the Trustee shall, at the Issuer's request, authenticate such Series 2020 Bonds and deliver them as specified in such request.

SECTION 2.02. Execution. The Series 2020 Bonds shall be executed by the Issuer as set forth in the Master Indenture.

SECTION 2.03. Authentication. The Series 2020 Bonds shall be authenticated as set forth in the Master Indenture. No Series 2020 Bond shall be valid until the certificate of authentication shall have been duly executed by the Trustee, as provided in the Master Indenture.

SECTION 2.04. Purpose, Designation and Denominations of, and Interest Accruals on, the Series 2020 Bonds.

(a) The Series 2020 Bonds are being issued hereunder in order to provide funds (i) for the payment of the Costs of acquiring or constructing all or a portion of the Expansion Area Project, (ii) to pay interest on the Series 2020 Bonds through at least [June 15, 2020], (iii) to fund the Series 2020 Reserve Account in an amount equal to the Series 2020 Reserve Requirement; and (iv) to pay the costs of issuance of the Series 2020 Bonds. The Series 2020 Bonds shall be designated "Palm Glades Community Development District Special Assessment Bonds, Series 2020 (Expansion Area Project)," and shall be issued as fully registered bonds without coupons in Authorized Denominations.

(b) The Series 2020 Bonds shall be dated as of the date of initial delivery. Scheduled interest on the Series 2020 Bonds shall be payable on each June 15 and December 15 Interest Payment Date to maturity or prior redemption. Interest on the Series 2020 Bonds shall be payable from the most recent Interest Payment Date next preceding the date of authentication thereof to which interest has been paid, unless the date of authentication thereof is a June 15 or December 15 to which interest has been paid, in which case from such date of authentication, or unless the date of authentication thereof is prior to [June] 15, 2020, in which case from the date of initial delivery or unless the date of authentication thereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date.

(c) Except as otherwise provided in Section 2.07 of this Third Supplemental Indenture in connection with a book entry only system of registration of the Series 2020 Bonds, the principal or Redemption Price of the Series 2020 Bonds shall be payable in lawful money of the United States of America at the designated corporate trust office of the Paying Agent upon presentation of such Series 2020 Bonds. Except as otherwise provided in Section 2.07 of this Third Supplemental Indenture in connection with a book entry only system of registration of the Series 2020 Bonds, the payment of interest on the Series 2020 Bonds shall be made on each Interest Payment Date to the Owners of the Series 2020 Bonds by check or draft drawn on the Paying Agent and mailed on the applicable Interest Payment Date to each Owner as such Owner appears on the Bond Register maintained by the Registrar as of the close of business on the Regular Record Date, at his address as it appears on the Bond Register. Any interest on any Series 2020 Bond which is payable, but is not punctually paid or provided for on any Interest Payment Date (hereinafter called "Defaulted Interest") shall be paid to the Owner in whose name the Series 2020 Bond is registered at the close of business on a special record date ("Special Record Date") to be fixed by the Trustee, such date to be not more than fifteen (15) nor less than ten (10) days prior to the date of proposed payment. The Trustee shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class, postage-prepaid, to each Owner of record as of the fifth (5th) day prior to such mailing, at his address as it appears in the Bond Register not less than ten (10) days prior to such Special Record Date. The foregoing notwithstanding, any Owner of Series 2020 Bonds in an aggregate principal amount of at least \$1,000,000 shall be entitled to have interest paid by wire transfer to such Owner to the bank account number on file with the Paying Agent, upon requesting the same in a writing received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date, which writing shall specify the bank, which shall be a bank within the continental United States, and bank account number to which interest payments are to be wired. Any such request for interest payments by wire transfer shall remain in effect until rescinded or changed, in a writing delivered by the Owner to the Paying Agent, and any such rescission or change of wire transfer instructions must be received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date.

SECTION 2.05. Debt Service on the Series 2020 Bonds.

(a) The Series 2020 Bonds will mature on June 15 in the years and in the principal amounts, and bear interest at the rates all set forth below, subject to the right of prior redemption in accordance with their terms.

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
-------------	---------------	----------------------

*Term Bonds

(b) Interest on the Series 2020 Bonds will be computed in all cases on the basis of a 360 day year of twelve 30 day months. Interest on overdue principal and, to the extent

lawful, on overdue interest will be payable at the numerical rate of interest borne by the Series 2020 Bonds on the day before the default occurred.

SECTION 2.06. Disposition of Series 2020 Bond Proceeds. From the net proceeds of the Series 2020 Bonds received by the Trustee in the amount of \$_____.

(a) \$_____ derived from the net proceeds of the Series 2020 Bonds shall be deposited into the Series 2020 Interest Account of the Debt Service Fund;

(b) \$_____ derived from the net proceeds of the Series 2020 Bonds (which is an amount equal to the initial Series 2020 Reserve Requirement) shall be deposited in the Series 2020 Reserve Account of the Debt Service Reserve Fund;

(c) \$_____ derived from the net proceeds of the Series 2020 Bonds shall be deposited into the Series 2020 Costs of Issuance Account of the Acquisition and Construction Fund for payment of the costs of issuing the Series 2020 Bonds; and

(d) \$_____ representing the balance of the net proceeds of the Series 2020 Bonds shall be deposited in the Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund which the Issuer shall cause to be applied in accordance with Article V of the Master Indenture and the terms of the Acquisition Agreement.

SECTION 2.07. Book-Entry Form of Series 2020 Bonds. The Series 2020 Bonds shall be issued as one fully registered bond for each maturity of Series 2020 Bonds and deposited with The Depository Trust Company (“DTC”), New York, New York, which is responsible for establishing and maintaining records of ownership for its participants.

As long as the Series 2020 Bonds are held in book-entry-only form, Cede & Co. shall be considered the registered owner for all purposes hereof and in the Master Indenture. DTC shall be responsible for maintaining a book-entry-only system for recording the ownership interest of its participants (“DTC Participants”) and other institutions that clear through or maintain a custodial relationship with a DTC Participant, either directly or indirectly (“Indirect Participants”). The DTC Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the Series 2020 Bonds (“Beneficial Owners”).

Principal and interest on the Series 2020 Bonds registered in the name of Cede & Co. prior to and at maturity shall be payable directly to Cede & Co. in care of DTC. Disbursal of such amounts to DTC Participants shall be the responsibility of DTC. Payments by DTC Participants to Indirect Participants, and by DTC Participants and Indirect Participants to Beneficial Owners shall be the responsibility of DTC Participants and Indirect Participants and not of DTC, the Trustee or the Issuer.

Individuals may purchase beneficial interests in Authorized Denominations in book-entry-only form, without certificated Series 2020 Bonds, through DTC Participants and Indirect Participants.

During the period for which Cede & Co. is registered owner of the Series 2020 Bonds, any notices to be provided to any Beneficial Owner will be provided to Cede & Co. DTC shall be responsible for notices to DTC Participants and DTC Participants shall be responsible for notices to Indirect Participants, and DTC Participants and Indirect Participants shall be responsible for notices to Beneficial Owners.

The Issuer and the Trustee, if appropriate, shall enter into a blanket letter of representations with DTC providing for such book-entry-only system. Such agreement may be terminated at any time by either DTC or the Issuer in accordance with the procedures of DTC. In the event of such termination, the Issuer shall select another securities depository and in that event, all references herein to DTC or Cede & Co., shall be deemed to be for reference to such successor. If the Issuer does not replace DTC, the Trustee will register and deliver to the Beneficial Owners replacement Series 2020 Bonds in the form of fully registered Series 2020 Bonds in accordance with the instructions from Cede & Co.

In the event DTC, any successor of DTC or the Issuer, but only in accordance with the procedures of DTC, elects to discontinue the book-entry only system, the Trustee shall deliver bond certificates in accordance with the instructions from DTC or its successor and after such time Series 2020 Bonds may be exchanged for an equal aggregate principal amount of Series 2020 Bonds in other Authorized Denominations upon surrender thereof at the designated corporate trust office of the Trustee.

SECTION 2.08. Appointment of Registrar and Paying Agent. The Issuer shall keep, at the designated corporate trust office of the Registrar, books (the “Bond Register”) for the registration, transfer and exchange of the Series 2020 Bonds, and hereby appoints Wells Fargo Bank, National Association, as its Registrar to keep such books and make such registrations, transfers, and exchanges as required hereby. Wells Fargo Bank, National Association hereby accepts its appointment as Registrar and its duties and responsibilities as Registrar hereunder. Registrations, transfers and exchanges shall be without charge to the Bondholder requesting such registration, transfer or exchange, but such Bondholder shall pay any taxes or other governmental charges on all registrations, transfers and exchanges.

The Issuer hereby appoints Wells Fargo Bank, National Association as Paying Agent for the Series 2020 Bonds. Wells Fargo Bank, National Association hereby accepts its appointment as Paying Agent and its duties and responsibilities as Paying Agent hereunder.

SECTION 2.09. Conditions Precedent to Issuance of the Series 2020 Bonds. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2020 Bonds, all the Series 2020 Bonds shall be executed by the Issuer for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the Issuer or upon its order, but only upon the further receipt by the Trustee of:

- (a) Certified copies of the Assessment Resolutions;
- (b) Executed copy of the Master Indenture and original of this Third Supplemental Indenture;

(c) An opinion of Counsel to the District addressed to the Trustee substantially to the effect that (i) the Issuer has been duly established and validly exists as a community development district under the Act, (ii) the Issuer has good right and lawful authority under the Act to construct or purchase the Expansion Area Project being financed with the proceeds of the Series 2020 Bonds, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body having lawful jurisdiction in order to own and operate the Expansion Area Project, (iii) all proceedings undertaken by the Issuer with respect to the Series 2020 Special Assessments have been in accordance with Florida law, (iv) the Issuer has taken all action necessary to levy and impose the Series 2020 Special Assessments, and (v) the Series 2020 Special Assessments are legal, valid and binding liens upon the property against which such Series 2020 Special Assessments are made, coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims, until paid;

(d) A certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the Series 2020 Bonds, the Issuer will not be in default in the performance of the terms and provisions of the Master Indenture or this Third Supplemental Indenture; and

(e) A copy of the Collateral Assignment.

Payment to the Trustee of the net purchase price from the sale of the Series 2020 Bonds shall constitute conclusive evidence upon which the Trustee is entitled to rely that the conditions to authenticate the Series 2020 Bonds have been met to the satisfaction of the District and the Underwriter.

[END OF ARTICLE II]

ARTICLE III
REDEMPTION OF SERIES 2020 BONDS

SECTION 3.01. Redemption Dates and Prices. The Series 2020 Bonds shall be subject to redemption at the times and in the manner provided in Article VIII of the Master Indenture and in this Article III. All payments of the Redemption Price of the Series 2020 Bonds shall be made on the dates hereinafter required. Except as otherwise provided in this Section 3.01, if less than all the Series 2020 Bonds are to be redeemed pursuant to an extraordinary mandatory redemption, the Trustee shall select the Series 2020 Bonds or portions of the Series 2020 Bonds to be redeemed randomly. Partial redemptions of Series 2020 Bonds shall be made in such a manner that the remaining Series 2020 Bonds held by each Bondholder shall be in Authorized Denominations, except for the last remaining Series 2020 Bond.

The Series 2020 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the Redemption Price of the Series 2020 Bonds shall be made on the dates specified below. Upon any redemption of Series 2020 Bonds other than in accordance with scheduled mandatory sinking fund redemptions, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2020 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2020 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2020 Bonds in any year. In the event of a redemption or purchase occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

(a) Optional Redemption. The Series 2020 Bonds may, at the option of the Issuer, provided written notice hereof has been sent to the Trustee at least forty-five (45) days prior to the redemption date (unless the Trustee will accept less than forty-five (45) days' notice), be called for redemption prior to maturity as a whole or in part, at any time, on or after June 15, 20XX (less than all Series 2020 Bonds of a maturity to be selected randomly), at a Redemption Price equal to the principal amount of Series 2020 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date from moneys on deposit in the Series 2020 Optional Redemption Subaccount of the Series 2020 Bond Redemption Account.

(b) Extraordinary Mandatory Redemption in Whole or in Part. The Series 2020 Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, on any date (other than in the case of clause (i) below which extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date), at a Redemption Price equal to 100% of the principal amount of the Series 2020 Bonds to be redeemed, plus interest accrued to the redemption date, as follows:

(i) from Series 2020 Prepayment Principal deposited into the Series 2020 Prepayment Subaccount of the Series 2020 Bond Redemption Account following the payment in whole or in part of Series 2020 Special Assessments on any assessable property

within the District in accordance with the provisions of Section 4.05(a) of this Third Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2020 Funds, Accounts and subaccounts in the Funds and Accounts (other than the Series 2020 Rebate Fund and the Series 2020 Acquisition and Construction Account) sufficient to pay and redeem all Outstanding Series 2020 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Indenture.

(iii) upon the Completion Date, from any funds remaining on deposit in the Series 2020 Acquisition and Construction Account not otherwise reserved to complete the Expansion Area Project and which have been transferred to the Series 2020 General Redemption Subaccount of the Series 2020 Bond Redemption Account.

(c) Mandatory Sinking Fund Redemption. The Series 2020 Bonds maturing on June 15, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2020 Sinking Fund Account on June 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
-------------	---

*Maturity

The Series 2020 Bonds maturing on June 15, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2020 Sinking Fund Account on June 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
-------------	---

*Maturity

The Series 2020 Bonds maturing on June 15, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2020 Sinking Fund Account on June 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
-------------	---

*Maturity

The Series 2020 Bonds maturing on June 15, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2020 Sinking Fund Account on June 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
-------------	---

*Maturity

SECTION 3.02. Notice of Redemption. When required to redeem Series 2020 Bonds under any provision of this Third Supplemental Indenture or directed to redeem Series 2020 Bonds by the Issuer, the Trustee shall give or cause to be given to Owners of the Series 2020 Bonds to be redeemed, notice of the redemption, as set forth in Article VIII of the Master Indenture.

[END OF ARTICLE III]

ARTICLE IV
ESTABLISHMENT OF CERTAIN FUNDS AND ACCOUNTS;
ADDITIONAL COVENANTS OF THE ISSUER; PREPAYMENTS;
REMOVAL OF SERIES 2020 SPECIAL ASSESSMENT LIENS

SECTION 4.01. Establishment of Certain Funds and Accounts.

(a) The Trustee shall establish a separate account within the Acquisition and Construction Fund designated as the "Series 2020 Acquisition and Construction Account." Proceeds of the Series 2020 Bonds shall be deposited into the Series 2020 Acquisition and Construction Account in the amount set forth in Section 2.06 of this Third Supplemental Indenture, together with any moneys transferred to the Series 2020 Acquisition and Construction Account, and such moneys in the Series 2020 Acquisition and Construction Account shall be applied as set forth in Section 5.01 of the Master Indenture. Any moneys remaining in the Series 2020 Acquisition and Construction Account after the Completion Date and payment of all costs of the Expansion Area Project, as evidenced in writing from the Issuer or from the District Manager, on behalf of the Issuer to the Trustee, shall be transferred to the Series 2020 General Redemption Subaccount of the Series 2020 Bond Redemption Account and the Series 2020 Acquisition and Construction Account shall be closed. Upon presentment to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit C, the Trustee shall withdraw moneys from the Series 2020 Acquisition and Construction Account. The Trustee shall have no responsibility to determine or verify any of the information set forth in such requisitions other than the amount to pay. The Trustee shall not pay any requisition submitted if an Event of Default as to which the Trustee is deemed to have knowledge under the Indenture has occurred and is continuing unless directed in writing by the Majority Holders. Pursuant to the Master Indenture, the Trustee shall establish a separate account within the Acquisition and Construction Fund designated as the "Series 2020 Costs of Issuance Account." Proceeds of the Series 2020 Bonds shall be deposited into the Series 2020 Costs of Issuance Account in the amount set forth in Section 2.06 of this Third Supplemental Indenture. Upon presentment to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit C, the Trustee shall withdraw moneys from the Series 2020 Costs of Issuance Account to pay the costs of issuing the Series 2020 Bonds. Six months after the issuance of the Series 2020 Bonds, any moneys remaining in the Series 2020 Costs of Issuance Account in excess of the amounts requested to be disbursed by the Issuer shall be deposited into the Series 2020 Interest Account and the Series 2020 Costs of Issuance Account shall be closed. Any deficiency in the amount allocated to pay the cost of issuing the Series 2020 Bonds shall be paid from excess Series 2020 Pledged Revenues on deposit in the Series 2020 Revenue Account, as provided in paragraph SEVENTH of Section 4.2 hereof.

(b) Pursuant to Section 6.03 of the Master Indenture, the Trustee shall establish a separate Account within the Revenue Fund designated as the "Series 2020 Revenue Account." Series 2020 Special Assessments (except for Prepayments of Series 2020 Special Assessments which shall be identified as such by the Issuer to the Trustee and deposited in the Series 2020 Prepayment Subaccount) shall be deposited by the Trustee into the Series 2020 Revenue Account which shall be applied as set forth in Section 6.03 of the Master Indenture and Section 4.02 of this Third Supplemental Indenture.

(c) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Fund designated as the "Series 2020 Principal Account." Moneys shall be deposited into the Series 2020 Principal Account as provided in Section 6.04 of the Master Indenture and Section 4.02 of this Third Supplemental Indenture, and applied for the purposes provided therein.

(d) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Fund designated as the "Series 2020 Interest Account." Moneys deposited into the Series 2020 Interest Account pursuant to Section 6.04 of the Master Indenture and Section 4.02 of this Third Supplemental Indenture, shall be applied for the purposes provided therein.

(e) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish another separate Account within the Debt Service Fund designated as the "Series 2020 Sinking Fund Account." Moneys shall be deposited into the Series 2020 Sinking Fund Account as provided in Section 6.04 of the Master Indenture and Section 4.02 of this Third Supplemental Indenture and applied for the purposes provided therein and in Section 3.01(c) of this Third Supplemental Indenture.

(f) Pursuant to Section 6.05 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Reserve Fund designated as the "Series 2020 Reserve Account." Proceeds of the Series 2020 Bonds shall be deposited into the Series 2020 Reserve Account in the amount set forth in Section 2.06 of this Third Supplemental Indenture, and such moneys, together with any other moneys deposited into the Series 2020 Reserve Account pursuant to Section 4.02 of this Third Supplemental Indenture shall be applied for the purposes provided therein and in this Section 4.01(f) of this Third Supplemental Indenture.

On each May 1 and November 1 (or, if such date is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Series 2020 Reserve Account and transfer any excess therein above the Reserve Requirement for the Series 2020 Bonds caused by investment earnings to the Series 2020 Acquisition and Construction Account and after the Completion Date to the Series 2020 Revenue Account.

Notwithstanding any of the foregoing, amounts on deposit in the Series 2020 Reserve Account shall be transferred by the Trustee, in the amounts directed in writing by the Majority Holders of the Series 2020 Bonds to the Series 2020 General Redemption Subaccount of the Series 2020 Bond Redemption Account, if as a result of the application of Article X of the Master Indenture, the proceeds received from lands sold subject to the Series 2020 Special Assessments and applied to redeem a portion of the Series 2020 Bonds is less than the principal amount of Series 2020 Bonds indebtedness attributable to such lands.

(g) Pursuant to Section 6.06 of the Master Indenture, the Trustee shall establish a separate Series Bond Redemption Account within the Bond Redemption Fund designated as the "Series 2020 Bond Redemption Account" and within such Account, a "Series 2020 General Redemption Subaccount," a "Series 2020 Optional Redemption Subaccount," and a "Series 2020 Prepayment Subaccount." Except as otherwise provided in this Third Supplemental Indenture regarding Prepayments or in connection with the optional redemption of

the Series 2020 Bonds, moneys to be deposited into the Series 2020 Bond Redemption Account as provided in Section 6.06 of the Master Indenture, shall be deposited to the Series 2020 General Redemption Subaccount of the Series 2020 Bond Redemption Account.

(h) Moneys that are deposited into the Series 2020 General Redemption Subaccount of the Series 2020 Bond Redemption Account (including all earnings on investments held therein) shall be used to call Series 2020 Bonds for the extraordinary mandatory redemption in whole, pursuant to Section 3.01(b)(ii) hereof or in part pursuant to Section 3.01(b)(iii) hereof.

(i) Moneys in the Series 2020 Prepayment Subaccount of the Series 2020 Bond Redemption Account (including all earnings on investments held in such Series 2020 Prepayment Subaccount of the Series 2020 Bond Redemption Account) shall be accumulated therein to be used to call for redemption pursuant to Section 3.01(b)(i) hereof an amount of Series 2020 Bonds equal to the amount of money transferred to the Series 2020 Prepayment Subaccount of the Series 2020 Bond Redemption Account for the purpose of such extraordinary mandatory redemption on the dates and at the price provided in such Section 3.01(b)(i) hereof.

(j) The Issuer hereby directs the Trustee to establish a Series 2020 Rebate Fund designated as the "Series 2020 Rebate Fund." Moneys shall be deposited into the Series 2020 Rebate Fund, as provided in the Arbitrage Certificate and applied for the purposes provided therein.

(k) Any moneys on deposit in the Series 2020 Optional Redemption Subaccount shall be used to optionally redeem all or a portion of the Series 2020 Bonds pursuant to Section 3.01(a) hereof.

SECTION 4.02. Series 2020 Revenue Account. The Trustee shall transfer from amounts on deposit in the Series 2020 Revenue Account to the Funds and Accounts designated below, the following amounts, at the following times and in the following order of priority:

FIRST, upon receipt but no later than the Business Day next preceding each June 15 commencing June 15, 2020, to the Series 2020 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2020 Bonds becoming due on the next succeeding June 15, less any amount on deposit in the Series 2020 Interest Account not previously credited;

SECOND, upon receipt but no later than the Business Day next preceding each December 15 commencing December 15, 2020, to the Series 2020 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2020 Bonds becoming due on the next succeeding December 15, less any amounts on deposit in the Series 2020 Interest Account not previously credited;

THIRD, no later than the Business Day next preceding each June 15, commencing June 15, [2021], to the Series 2020 Sinking Fund Account of the Debt Service Fund, an amount equal to the principal amount of Series 2020 Bonds subject to sinking fund redemption on such June 15, less any amount on deposit in the Series 2020 Sinking Fund Account not previously credited;

FOURTH, no later than the Business Day next preceding each June 15, which is the principal payment date for any Series 2020 Bonds, to the Series 2020 Principal Account of the Debt Service Fund, an amount equal to the principal amount of Series 2020 Bonds Outstanding maturing on such June 15, less any amounts on deposit in the Series 2020 Principal Account not previously credited;

FIFTH, notwithstanding the foregoing, at any time the Series 2020 Bonds are subject to redemption on a date which is not a June 15 or December 15 Interest Payment Date, the Trustee shall be authorized to transfer from the Series 2020 Revenue Account to the Series 2020 Interest Account, the amount necessary to pay interest on the Series 2020 Bonds subject to redemption on such date; and

SIXTH, upon receipt but no later than the Business Day next preceding each Interest Payment Date while Series 2020 Bonds remain Outstanding, to the Series 2020 Reserve Account, an amount equal to the amount, if any, which is necessary to make the amount on deposit therein equal to the Reserve Requirement for the Series 2020 Bonds; and

SEVENTH, subject to the foregoing paragraphs, the balance of any moneys remaining after making the foregoing deposits shall be first deposited into the Series 2020 Costs of Issuance Account to cover any deficiencies in the amount allocated to pay the cost of issuing the Series 2020 Bonds and next, any balance in the Series 2020 Revenue Account shall remain on deposit in such Series 2020 Revenue Account, unless pursuant to the Arbitrage Certificate, it is necessary to make a deposit into the Series 2020 Rebate Fund, in which case, the Issuer shall direct the Trustee to make such deposit thereto.

SECTION 4.03. Power to Issue Series 2020 Bonds and Create Lien. The Issuer is duly authorized under the Act and all applicable laws of the State to issue the Series 2020 Bonds, to execute and deliver the Indenture and to pledge the Series 2020 Pledged Revenues for the benefit of the Series 2020 Bonds to the extent set forth herein. The Series 2020 Pledged Revenues are not and shall not be subject to any other lien senior to or on a parity with the lien created in favor of the Series 2020 Bonds, except as otherwise permitted under the Master Indenture. The Series 2020 Bonds and the provisions of the Indenture are and will be valid and legally enforceable obligations of the Issuer in accordance with their respective terms. The Issuer shall, at all times, to the extent permitted by law, defend, preserve and protect the pledge created by the Indenture and all the rights of the Owners of the Series 2020 Bonds under the Indenture against all claims and demands of all persons whomsoever.

SECTION 4.04. Expansion Area Project to Conform to Consulting Engineers Report. Upon the issuance of the Series 2020 Bonds, the Issuer will promptly proceed to construct or acquire the Expansion Area Project, as described in Exhibit A hereto and in the Consulting Engineer's Report relating thereto, all pursuant to the terms and provisions of the Acquisition Agreement.

SECTION 4.05. Prepayments; Removal of Series 2020 Special Assessment Liens.

(a) At any time any owner of property subject to the Series 2020 Special Assessments may, at its option, or as a result of acceleration of the Series 2020 Special Assessments because of non-payment thereof or as a result of true-up payment, shall require the Issuer to reduce or release and extinguish the lien upon its property by virtue of the levy of the Series 2020 Special Assessments by paying or causing there to be paid, to the Issuer all or a portion of the Series 2020 Special Assessment, which shall constitute Series 2020 Prepayment Principal, plus accrued interest to the next succeeding Interest Payment Date (or the next succeeding Interest Payment Date if such Prepayment is made within forty-five (45) calendar days before an Interest Payment Date), attributable to the property subject to the Series 2020 Special Assessment owned by such owner.

(b) Upon receipt of Series 2020 Prepayment Principal as described in paragraph (a) above, subject to satisfaction of the conditions set forth therein, the Issuer shall immediately pay the amount so received to the Trustee, and the Issuer shall take such action as is necessary to record in the official records of the Issuer that the Series 2020 Special Assessment has been paid in whole or in part and that such Series 2020 Special Assessment lien is thereby reduced, or released and extinguished, as the case may be.

The Trustee may conclusively rely on the Issuer's determination of what moneys constitute Prepayments. The Trustee shall calculate the amount available for the extraordinary mandatory redemption of the Series 2020 Bonds pursuant to Section 3.01(b)(i) forty-five (45) days prior to each Quarterly Redemption Date.

[END OF ARTICLE IV]

ARTICLE V
COVENANTS AND DESIGNATIONS OF THE ISSUER

SECTION 5.01. Collection of Series 2020 Special Assessments. Pursuant to the terms and provisions of the Master Indenture and except as provided in the next succeeding sentence, the Issuer shall collect the Series 2020 Special Assessments relating to the acquisition and construction of the Expansion Area Project through the Uniform Method of Collection (the “Uniform Method”) afforded by Chapter 197, Florida Statutes. Notwithstanding the provisions of the Master Indenture, the Issuer shall commence using the Uniform Method with respect to the platted lots within Phase 1 of the Development for the District’s fiscal year 2020 and commence using the Uniform Method with respect to the platted lots representing Phase 2 of the Development for the District’s fiscal year 2021, unless the Trustee, at the direction of the Majority Holders, directs the Issuer, in writing, otherwise. In addition, and not in limitation of, the covenants contained elsewhere in this Third Supplemental Indenture and in the Master Indenture, the Issuer covenants to comply with the terms of the proceedings heretofore adopted with respect to the Series 2020 Special Assessments, and to levy the Series 2020 Special Assessments in such manner as will generate funds sufficient to pay debt service on the Series 2020 Bonds when due. All Series 2020 Special Assessments that are collected directly by the Issuer shall be due and payable by the landowner not later than thirty (30) days prior to each Interest Payment Date.

SECTION 5.02. Continuing Disclosure. Contemporaneously with the execution and delivery hereof, the Issuer has executed and delivered a Continuing Disclosure Agreement in order to comply with the requirements of Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934. The Issuer covenants and agrees to comply with the provisions of such Continuing Disclosure Agreement applicable to it; however, as set forth therein, failure to so comply shall not constitute an Event of Default hereunder, but shall instead be enforceable by mandamus or any other means of specific performance.

SECTION 5.03. Investment of Funds and Accounts. The provisions of Section 7.02 of the Master Indenture shall apply to the investment and reinvestment of moneys in the Series 2020 Accounts and subaccounts therein created hereunder.

SECTION 5.04. Additional Obligations. The Issuer covenants not to issue any other Bonds or other debt obligations secured by the Series 2020 Special Assessments levied against the assessable lands within the Expansion Area within the District to finance any capital project other than the Series 2020 Bonds. Such covenant shall not prohibit the Issuer from issuing refunding bonds. The Issuer’s covenant described above shall not be applicable if the Series 2020 Special Assessments levied within the Expansion Area within the District have been Substantially Absorbed, provided the foregoing shall not preclude the imposition of Special Assessments or other non-ad valorem assessments on such lands in connection with other capital projects that are necessary for health, safety or welfare reasons or to remediate a natural disaster. The Trustee and the Issuer may rely on a written certificate from the District Manager regarding the Series 2020 Special Assessments being Substantially Absorbed.

SECTION 5.05. Requisite Owners for Direction or Consent. Anything in the Master Indenture to the contrary notwithstanding, any direction or consent or similar provision

which requires more than fifty percent (50%) of the Owners, shall in each case be deemed to refer to, and shall mean, the Majority Holders.

SECTION 5.06. Acknowledgement Regarding Series 2020 Acquisition and Construction Account Moneys Following an Event of Default. In accordance with the provisions of the Indenture, upon the occurrence of an Event of Default with respect to the Series 2020 Bonds, the Series 2020 Bonds are payable solely from the Series 2020 Pledged Revenues and any other moneys held by the Trustee under the Indenture for such purpose. Anything in the Indenture to the contrary notwithstanding and provided, however, that such actions shall not affect the tax-exempt status of the Series 2020 Bonds, the Issuer hereby acknowledges that, upon the occurrence of an Event of Default with respect to the Series 2020 Bonds, (i) the Series 2020 Pledged Revenues include, without limitation, all amounts on deposit in the Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund then held by the Trustee, (ii) the Series 2020 Pledged Revenues may not be used by the Issuer (whether to pay costs of a portion of the Expansion Area Project or otherwise) without the consent of the Majority Holders, and (iii) the Series 2020 Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Holders, to pay the fees of the Trustee and the reasonable costs and expenses incurred in connection with the pursuit of remedies under the Indenture. Prior to any action by the Trustee under this Section 5.06 or Section 10.05 of the Master Indenture, the Majority Holders shall provide the Issuer and the Trustee an indemnification regarding such actions so directed. The Issuer also acknowledges and agrees that from and after an Event of Default, the Trustee is authorized to exercise the Issuer's rights under the Collateral Assignment at the direction of the Majority Holders but without the consent or approval of the Issuer and the Issuer covenants not to enter into any contract regarding the Expansion Area Project from and after an Event of Default without the written direction of the Majority Holders.

[END OF ARTICLE V]

ARTICLE VI
THE TRUSTEE; THE PAYING AGENT AND REGISTRAR

SECTION 6.01. Acceptance of Trust. The Trustee accepts and agrees to execute the trusts hereby created and agrees to perform such trusts upon the terms and conditions set forth in the Indenture. The Trustee agrees to act as Paying Agent and Registrar for the Series 2020 Bonds.

SECTION 6.02. Trustee's Duties. The Trustee shall not be responsible in any manner for the due execution of this Third Supplemental Indenture by the Issuer or for the recitals contained herein (except for the certificate of authentication on the Series 2020 Bonds), all of which are made solely by the Issuer. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlement inuring to the Trustee under the Master Indenture.

[END OF ARTICLE VI]

ARTICLE VII
MISCELLANEOUS PROVISIONS

SECTION 7.01. Interpretation of Supplemental Indenture. This Third Supplemental Indenture amends and supplements the Master Indenture with respect to the Series 2020 Bonds, and all of the provisions of the Master Indenture, to the extent not inconsistent herewith, are incorporated in this Third Supplemental Indenture by reference. To the maximum extent possible, the Master Indenture and this Third Supplemental Indenture shall be read and construed as one document.

SECTION 7.02. Amendments. Any amendments to this Third Supplemental Indenture shall be made pursuant to the provisions for amendment contained in the Master Indenture.

SECTION 7.03. Counterparts. This Third Supplemental Indenture may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

SECTION 7.04. Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this Third Supplemental Indenture are hereby incorporated herein and made a part of this Third Supplemental Indenture for all purposes.

SECTION 7.05. Payment Dates. In any case in which an Interest Payment Date or the maturity date of the Series 2020 Bonds or the date fixed for the redemption of any Series 2020 Bonds shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

SECTION 7.06. No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Holders of the Series 2020 Bonds.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Palm Glades Community Development District has caused this Third Supplemental Trust Indenture to be executed by the Chairperson or Vice Chairperson of its Board of Supervisors and its corporate seal to be hereunto affixed and attested by the Secretary of its Board of Supervisors and Wells Fargo Bank, National Association has caused this Third Supplemental Trust Indenture to be executed by one of its authorized signatories, all as of the day and year first above written.

PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT

[SEAL]

Attest:

By: _____
Name: _____
Title: Chairperson/Vice Chairperson
Board of Supervisors

By: _____
Name: Luis Hernandez
Title: Secretary, Board of Supervisors

WELLS FARGO BANK, NATIONAL
ASSOCIATION, as Trustee, Paying Agent
and Registrar

By: _____
Name: Michael Alfano
Title: Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

On this ____ day of _____, 2020, before me, a notary public in and for the State and County aforesaid, personally appeared _____ and Luis Hernandez, Chairperson/Vice Chairperson and Secretary, respectively, of Palm Glades Community Development District (the "Issuer"), who acknowledged that they did so sign the foregoing instrument as such officers, respectively, for and on behalf of said Issuer; that the same is their free act and deed as such officers, respectively, and the free act and deed of said Issuer; and that the seal affixed to said instrument is the seal of said Issuer; that they respectively appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said Issuer, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public, Print, Stamp or
Type as Commissioned)

- Personally known to me, or
- Produced identification:

(Type of Identification Produced)

STATE OF FLORIDA)
) SS:
COUNTY OF DUVAL)

On this ____ day of _____, 2020, before me, a notary public in and for the State and County aforesaid, personally appeared Michael Alfano, a Vice President of Wells Fargo Bank, National Association, as trustee (the "Trustee"), who acknowledged that she did so sign said instrument as such officer for and on behalf of the Trustee; that the same is her free act and deed as such officer and the free act and deed of the Trustee; that she appeared before me on this day in person and acknowledged that she, being thereunto duly authorized, signed, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public, Print, Stamp or Type as
Commissioned)

- Personally known to me, or
- Produced identification:

(Type of Identification Produced)

EXHIBIT A

DESCRIPTION OF EXPANSION AREA PROJECT

The Expansion Area Project includes the public infrastructure described in the Engineer's Report prepared by Ford Engineers, Inc. dated November ___, 2019, as such report may be amended or supplemented from time to time.

EXHIBIT B

[FORM OF SERIES 2020 BOND]

R-1

\$ _____

**UNITED STATES OF AMERICA
STATE OF FLORIDA
COUNTY OF MIAMI-DADE
PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND, SERIES 2020
(EXPANSION AREA PROJECT)**

Interest Rate Maturity Date Date of Original Issuance CUSIP
_____ % June 15, _____ _____, 2020 _____

Registered Owner:-----Cede & Co.-----

Principal Amount:--

KNOW ALL PERSONS BY THESE PRESENTS that the Palm Glades Community Development District (the "Issuer"), for value received, hereby promises to pay to the registered owner shown above or registered assigns, on the date specified above, from the sources hereinafter mentioned, upon presentation and surrender hereof (except while the herein defined Series 2020 Bonds are in book-entry only form such presentation shall not be required), at the designated corporate trust office of Wells Fargo Bank, National Association, as paying agent (said Wells Fargo Bank, National Association and any successor paying agent being herein called the "Paying Agent"), the Principal Amount set forth above (with interest thereon at the Interest Rate per annum set forth above, computed on 360-day year of twelve 30-day months), said principal payable on the Maturity Date stated above or upon earlier redemption. Principal of this Bond is payable at the designated corporate trust office of Wells Fargo Bank, National Association, in lawful money of the United States of America (except while the Series 2020 Bonds are in book-entry form). Interest on this Bond is payable by check or draft of the Paying Agent made payable to the registered owner and mailed on each June 15 and December 15, commencing December 15, 2020 to the address of the registered owner as such name and address shall appear on the registry books of the Issuer maintained by Wells Fargo Bank, National Association, as registrar (said Wells Fargo Bank, National Association and any successor registrar being herein called the "Registrar") on the first day of the month (whether or not a Business Day) an interest payment date occurs (the "Record Date"). Such interest shall be payable from the most recent interest payment date next preceding the date of authentication hereof to which interest has been paid, unless the date of authentication hereof is a June 15 or December 15 to which interest has been paid, in which case from the date of authentication hereof, or unless such date of authentication is prior to [June] 15, 2020, in which case from the date of initial delivery, or unless the date of authentication hereof is between a Record Date and the next succeeding interest payment date, in which case from such interest payment date. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to

the registered owner on such Record Date and may be paid to the person in whose name this Bond is registered at the close of business on a Special Record Date for the payment of such defaulted interest to be fixed by Wells Fargo Bank, National Association, as Trustee (said Wells Fargo Bank, National Association and any successor trustee being herein called the "Trustee"), notice whereof shall be given to Bondholders of record as of the fifth (5th) day prior to such mailing, at their registered addresses, not less than ten (10) days prior to such Special Record Date, or may be paid, at any time in any other lawful manner, as more fully provided in the Indenture (defined below). Any capitalized term used in this Bond and not otherwise defined shall have the meaning ascribed to such term in the Indenture.

THE BONDS ARE LIMITED OBLIGATIONS OF THE ISSUER PAYABLE SOLELY OUT OF THE PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE ISSUER, MIAMI-DADE COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE"), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE BONDS, EXCEPT THAT THE ISSUER IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, SERIES 2020 SPECIAL ASSESSMENTS (AS DEFINED IN THE INDENTURE) TO SECURE AND PAY THE SERIES 2020 BONDS. THE SERIES 2020 BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by execution of the Trustee of the certificate of authentication endorsed hereon.

This Bond is one of an authorized issue of Series 2020 Bonds of the Palm Glades Community Development District, a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the "Act"), and an ordinance enacted by the Board of County Commissioners of Miami-Dade County, Florida on October 29, 2019, effective on November 7, 2019, designated as "Palm Glades Community Development District Special Assessment Bonds, Series 2020 (Expansion Area Project)" (the "Bonds" or the "Series 2020 Bonds"), in the aggregate principal amount of _____ MILLION _____ THOUSAND AND 00/100 DOLLARS (\$_____.00) of like date, tenor and effect, except as to number, denomination, interest rate and maturity date. The Series 2020 Bonds are being issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, to pay the costs of constructing and/or acquiring a portion of the Expansion Area Project (as defined in the herein referred to Indenture). The Series 2020 Bonds shall be issued as fully registered bonds in authorized denominations, as set forth in the Indenture. The Bonds are issued under and secured by a Master Trust Indenture dated as of August 1, 2017 (the "Master Indenture"), as amended and supplemented by a Third Supplemental Trust Indenture dated as of _____, 2020 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture"), each by and between the Issuer and the Trustee, executed counterparts of which are on file at the designated corporate trust office of the Trustee in Jacksonville, Florida.

Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Series 2020 Bonds issued under the Indenture, the operation and application of the Debt Service Fund, the Series 2020 Reserve Account within the Debt Service Reserve Fund and other Funds and Accounts (each as defined in the Indenture) charged with and pledged to the payment of the principal of and the interest on the Series 2020 Bonds, the levy and the evidencing and certifying for collection, of the Series 2020 Special Assessments, the nature and extent of the security for the Series 2020 Bonds, the terms and conditions on which the Series 2020 Bonds are issued, the rights, duties and obligations of the Issuer and of the Trustee under the Indenture, the conditions under which such Indenture may be amended without the consent of the registered owners of the Series 2020 Bonds, the conditions under which such Indenture may be amended with the consent of the Majority Holders of the Series 2020 Bonds outstanding, and as to other rights and remedies of the registered owners of the Series 2020 Bonds.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the Issuer, the County, the State or any other political subdivision thereof, or taxation in any form of any real or personal property of the Issuer, the County, the State or any other political subdivision thereof, for the payment of the principal of and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for Series 2020 Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

By the acceptance of this Bond, the owner hereof assents to all the provisions of the Indenture.

This Bond is payable from and secured by Series 2020 Pledged Revenues, as such term is defined in the Indenture, all in the manner provided in the Indenture. The Indenture provides for the levy and the evidencing and certifying, of non-ad valorem assessments in the form of Series 2020 Special Assessments to secure and pay the Bonds.

The Series 2020 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Series 2020 Bonds shall be made on the dates specified below. Upon any redemption of Series 2020 Bonds other than in accordance with scheduled mandatory sinking fund redemption, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2020 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2020 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2020 Bonds in any year. In the event of a redemption or purchase occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the

foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

Optional Redemption

The Series 2020 Bonds are subject to redemption prior to maturity at the option of the Issuer, as a whole or in part, at any time, on or after June 15, 20XX (less than all Series 2020 Bonds of a maturity to be selected randomly), at a Redemption Price equal to the principal amount of the Series 2020 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date.

Mandatory Sinking Fund Redemption

The Series 2020 Bonds maturing on June 15, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2020 Sinking Fund Account on June 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2020 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Master Indenture.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
-------------	---

*Maturity

The Series 2020 Bonds maturing on June 15, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2020 Sinking Fund Account on June 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2020 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Master Indenture.

Year **Mandatory Sinking Fund**
Redemption Amount

*Maturity

The Series 2020 Bonds maturing on June 15, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2020 Sinking Fund Account on June 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2020 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Master Indenture.

Year **Mandatory Sinking Fund**
Redemption Amount

*Maturity

The Series 2020 Bonds maturing on June 15, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2020 Sinking Fund Account on June 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2020 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Master Indenture.

designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Trustee or the Paying Agent, all as provided in the Indenture, the Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Bonds or such portions thereof on such date, interest on such Bonds or such portions thereof so called for redemption shall cease to accrue, such Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Trustee or the Paying Agent. Notwithstanding the foregoing, the Trustee is authorized to give conditional notice of redemption as provided in the Indenture.

The Owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for three (3) years after the date when such Bond has become due and payable, either at its stated maturity date or by call for earlier redemption shall be paid to the Issuer, thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the Issuer deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Master Indenture) sufficient to pay the principal or Redemption Price of any Series 2020 Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Bonds as to the trust estate with respect to such Bonds shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

The Issuer shall keep books for the registration of the Series 2020 Bonds at the designated corporate trust office of the Registrar in Jacksonville, Florida. Subject to the restrictions contained in the Indenture, the Series 2020 Bonds may be transferred or exchanged by the registered owner thereof in person or by his attorney duly authorized in writing only upon the books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Issuer shall execute and the Trustee shall authenticate and deliver a new Bond or Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. Every Bond presented or surrendered for transfer or exchange shall

be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Series 2020 Bonds.

The Issuer, the Trustee, the Paying Agent and the Registrar shall deem and treat the person in whose name any Bond shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not such Bond shall be overdue) for the purpose of receiving payment of or on account of the principal of, premium, if any, and interest on such Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in connection with the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Series 2020 Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Palm Glades Community Development District has caused this Bond to be signed by the facsimile signature of the Chairperson or Vice Chairperson of its Board of Supervisors and a facsimile of its seal to be imprinted hereon, and attested by the facsimile signature of the Secretary or Assistant Secretary of its Board of Supervisors, all as of the date hereof.

PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson/Vice Chairperson
Board of Supervisors

(SEAL)

Attest:

By: _____
Secretary/Assistant Secretary
Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Series 2020 Bonds delivered pursuant to the within mentioned Indenture.

Date of Authentication: _____

WELLS FARGO BANK, NATIONAL
ASSOCIATION, as Trustee

By: _____
Vice President

STATEMENT OF VALIDATION

This Bond is one of a series of Bonds which were validated by judgment of the Circuit Court of the Eleventh Judicial Circuit of Florida, in and for Miami-Dade County, Florida, rendered on the ____ day of _____, 2020.

PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson/Vice Chairperson
Board of Supervisors

(SEAL)

Attest:

By: _____
Secretary, Board of Supervisors

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants by the entireties
JT TEN - as joint tenants with rights of survivorship and
not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____
(Cust) (Minor)

Under Uniform Transfer to Minors Act _____
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

(please print or typewrite name and address of assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Please insert social security or other identifying number of Assignee.

EXHIBIT C

FORMS OF REQUISITIONS

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2020
(EXPANSION AREA PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Palm Glades Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Wells Fargo Bank, National Association, as trustee (the "Trustee"), dated as of August 1, 2017, as supplemented by that certain Third Supplemental Trust Indenture dated as of _____, 2020 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number:
- (B) Identify Acquisition Agreement, if applicable:
- (C) Name of Payee pursuant to Acquisition Agreement:
- (D) Amount Payable:
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Series 2020 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Expansion Area Project; and
4. each disbursement represents a Cost of the Expansion Area Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Expansion Area Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2020
(EXPANSION AREA PROJECT)**

(Costs of Issuance)

The undersigned, a Responsible Officer of the Palm Glades Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Wells Fargo Bank, National Association, as trustee (the "Trustee"), dated as of August 1, 2017, as supplemented by that certain Third Supplemental Trust Indenture dated as of _____, 2020 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number:

- (B) Amount Payable:

- (C) Purpose for which paid or incurred: Costs of Issuance

- (D) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2020 Costs of Issuance Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

1. this requisition is for costs of issuance payable from the Series 2020 Costs of Issuance Account that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Series 2020 Costs of Issuance Account;
3. each disbursement set forth above was incurred in connection with the issuance of the Series 2020 Bonds; and
4. each disbursement represents a cost of issuance which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

EXHIBIT D

FORM OF INVESTOR LETTER

[Date]

Palm Glades Community Development District
c/o Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road
Sunrise, FL 33351
Attention: Luis Hernandez

FMSbonds, Inc.
20660 W. Dixie Highway
North Miami Beach, FL 33180

Re: \$ _____ Palm Glades Community Development District Special Assessment
Bonds, Series 2020 (Expansion Area Project)

Ladies and Gentlemen:

The undersigned is authorized to sign this letter [on behalf of Name of Non-Individual Investor], as the beneficial owner (the “Investor”) of \$ _____ of the above-referenced Bonds [state maturing on June 15, _____, bearing interest at the rate of ___% per annum and CUSIP #] (herein, the “Investor Bonds”).

The undersigned acknowledges that the Bonds were issued for the purpose of providing a portion of the funds necessary to finance the acquisition and construction of certain public infrastructure described in the herein defined Offering Document (the “Issuer”). The undersigned further acknowledges that the Bonds, which include the Investor Bonds, are secured under that certain Master Trust Indenture, dated as of August 1, 2017 (the “Master Indenture”) and a Third Supplemental Trust Indenture dated as of _____, 2020 (“Third Supplement”) and, collectively with the Master Indenture, the “Indenture”), between the Issuer and Wells Fargo Bank, National Association, as trustee (the “Trustee”), which creates a security interest in the trust estate described therein (the “Security”) for the benefit of the Owners of the Bonds.

In connection with the purchase of the Investor Bonds by the Investor, the Investor hereby makes the following representations upon which you may rely:

1. The Investor has authority to purchase the Investor Bonds and to execute this letter, any other instruments and documents required to be executed by the Investor in connection with the purchase of the Investor Bonds.

2. The Investor is an “accredited investor” as described in Rule 501(a)(1), (2), (3), (6) or (7) under Regulation D of the Securities Act of 1933, as amended (the “Securities Act”), and therefore, has sufficient knowledge and experience in financial and business matters, including purchase and ownership of municipal and other tax-exempt obligations including those

which are not rated or credit-enhanced, to be able to evaluate the risks and merits of the investment represented by the Bonds. Please check the appropriate box below to indicate the type of accredited investor:

a bank, insurance company, registered investment company, business development company, or small business investment company;

an employee benefit plan, within the meaning of the Employee Retirement Income Security Act, if a bank, insurance company, or registered investment adviser makes the investment decisions, or if the plan has total assets in excess of \$5 million;

a charitable organization, corporation, or partnership with assets exceeding \$5 million;

a natural person who has individual net worth, or joint net worth with the person's spouse, that exceeds \$1 million at the time of the purchase, excluding the value of the primary residence of such person;

a natural person with income exceeding \$200,000 in each of the two most recent years or joint income with a spouse exceeding \$300,000 for those years and a reasonable expectation of the same income level in the current year; or

3. The Investor Bonds are being acquired by the Investor for investment and not with a present view to, or for resale in connection with, any distribution of the Bonds.

4. The Investor understands that the Bonds are not registered under the Securities Act and that such registration is not legally required as of the date hereof; and further understands that the Bonds (a) are not being registered or otherwise qualified for sale under the "Blue Sky" laws and regulations of any state, (b) will not be listed in any stock or other securities exchange, (c) will not carry a rating from any rating service and (d) will be delivered in a form which is not readily marketable.

5. The Investor understands that (a) the Bonds are not secured by any pledge of any moneys received or to be received from any taxation by the Issuer, State of Florida or any political subdivision thereof, (b) the Bonds do not and will not represent or constitute a general obligation or a pledge of the faith and credit of the Issuer, the State of Florida or any political subdivision thereof; and (c) the liability of the Issuer with respect to the Bonds is limited to the Security as set forth in the Indenture.

6. The Investor has been supplied with an (electronic) copy of the Preliminary Limited Offering Memorandum dated _____, 2020 of the Issuer and relating to the Bonds (the "Offering Document") and has reviewed the Offering Document and represents that such Offering Document has provided full and meaningful disclosure in order to make an informed decision to invest in the Investor Bonds.

Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Indenture.

Very truly yours,

[Name], [Type of Entity]

By: _____

Name: _____

Title: _____

Date: _____

Or

[Name], an Individual

46919112v3/091231.010600

**AGREEMENT
AQUATIC MAINTENANCE SERVICES**

THIS AGREEMENT, made and entered into this 8th day of October, 2019 (the "Agreement"), by and between:

PALM GLADES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

SOLITUDE LAKE MANAGEMENT, LLC, a Virginia limited liability company, whose principal address is 3842 Ironbridge Boulevard, Unit 2, Fort Myers, Florida 33916 (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and by Miami-Dade County Ordinance 05-181, as amended by Miami-Dade County Ordinance 07-161; and

WHEREAS, the District has a need to retain an independent contractor to furnish lake and aquatic maintenance services for certain lands within and around the District, including nine (9) lakes, as more particularly shown in Exhibit A, attached hereto and incorporated herein (the "Maintenance Areas"); and

WHEREAS, Contractor has submitted a price quote and proposal entitled "Annual Lake Management Contract," a copy of which is attached hereto and incorporated herein as Exhibit B (the "Proposal"), and represents that it is qualified to provide lake and aquatic maintenance services to the District; and

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

Section 1. Recitals. The recitals stated above are true and correct and by this reference are incorporated as material parts of this Agreement.

Section 2. Services.

A. Contractor shall furnish all labor, materials, supervision, equipment,

supplies, tools, services, and all other necessary incidental things required to perform complete, high quality, maintenance of the lakes and aquatic Maintenance Areas of the District in accordance with this Agreement and the Contractor's Proposal attached hereto and incorporated herein as Exhibit B (the "Work").

B. The Work shall include, but not be limited to, monthly lake maintenance for the Maintenance Areas. The duties, obligations and responsibilities of the Contractor are to conduct monthly inspections and provide the following treatments as needed:

- (1) Algae and aquatic plant control;
- (2) Border grass and brush control to water's edge;
- (3) Monthly water testing;
- (4) Debris removal;
- (5) Fish and wildlife monitoring;
- (6) Biological control agent permit application for triploid carp and mosquito fish; and
- (7) Call back service is included at no additional charge.

C. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. In providing the Work identified in this Agreement, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work.

E. Contractor, by and through the submission of its Proposal, agrees that it shall be held responsible for having therefore examined the site(s), the location of all proposed Work and for having satisfied itself from its own personal knowledge and experience or professional advice as to the character, condition, location of the site, the nature of the lakes and aquatics areas, and any other conditions surrounding and affecting the Work, and any physical characteristics of the job, in order that all costs pertaining to the Work are encompassed within the Proposal.

Section 3. Manner of Contractor Performance.

A. Contractor agrees, as an independent contractor, to undertake and perform the Work specified in this Agreement, as amended from time to time, or in any authorized work order by the District issued in connection with this Agreement and accepted by Contractor.

B. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be performed in accordance with industry standards in Miami-Dade County, Florida. All Work performed by Contractor under and related to this Agreement shall conform to any written instructions issued by the District.

C. Should any Work and/or services be required which are not specified in this Agreement or any amendment thereto, but which are nevertheless necessary or the proper provision of services to the District, such Work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

D. Contractor agrees that District shall not be liable for the payment of any Work or services not included in Section 4.A., unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such services.

E. The District Manager of the District or his or her designee shall act as the District Representative with respect to the Work performed under this Agreement. The District Representative shall have complete authorization to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to the materials, equipment, elements, and systems pertinent to the Work performed by Contractor.

F. At the request of the District Representative, Contractor agrees to meet with District Representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

G. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and Work within twenty-four (24) hours.

Section 4. Compensation.

A. District agrees to pay Contractor SEVEN HUNDRED EIGHTY-FIVE AND 00/100 DOLLARS (\$785.00) per month, for a total annual amount of NINE THOUSAND FOUR HUNDRED TWENTY AND 00/100 DOLLARS (\$9,420.00), for Work performed pursuant to this Agreement. Additional debris removal (and disposal) visits are included in the above price.

B. Should District desire additional services or to add additional areas to the Maintenance Areas, the Contractor agrees to negotiate in good faith to undertake such additional services. Upon successfully negotiations, the Parties shall agree in writing to an Amendment to this Agreement.

C. District may require, as a condition precedent to making payment to Contractor that all subcontractors, materialmen, suppliers, or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, materialmen, suppliers or laborers, and further require that the Contractor provide an affidavit related to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the contractor has met all conditions with regard to the withholding and payment of taxes,

Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. Contractor shall maintain records confirming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to Contractor. District may pay the invoice amount within thirty (30) days after the invoice date. Contractor may cease performing Work under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

Section 5. Term. The Contractor shall commence work on November 1st, 2019, and, unless otherwise terminated in accordance with this Agreement, the term of the Agreement shall expire on September 30, 2020. Thereafter, this Agreement shall automatically renew for additional terms of one (1) year each, commencing on October 1 of each year and continuing through September 30 of the following year, upon the same terms as set forth in this Agreement and for the compensation set forth in Section 4 of this Agreement notwithstanding any provision in the Contractor's Proposal, unless otherwise terminated in accordance with this Agreement.

Section 6. Termination. Either party may terminate this Agreement without cause by providing thirty (30) days written notice of termination to the other party. Contractor agrees that District may terminate this Agreement immediately with cause by providing written notice of termination to Contractor. Upon any termination of this agreement, the Contractor shall be entitled to payment for work and services performed in accordance with the Agreement up until the effective date of the termination, subject to whatever offsets or claims the District may have against the Contractor.

Section 7. Insurance.

A. Contractor, and any subcontractor hired by Contractor to perform any Work pursuant to this Agreement shall provide and maintain the following insurance throughout the term of this Agreement:

- (1) Worker's Compensation Insurance in accordance with Florida law.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries and property damage, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards: Independent Contractors' coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability coverage with limits of at least \$1,000,000 per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injuries and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured. Contractor shall furnish District with the Certificate of Insurance evidencing compliance with this requirement. No Certificate shall be acceptable to the District unless the Certificate provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective until the District has been provided with prior written notice at least thirty (30) days in advance of the effective date of the termination or change. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance; in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

Section 8. Indemnification.

A. Contractor shall indemnify and hold harmless the District and its agents and employees from and against all claims, damages, losses and expenses, including attorney's fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) arising out of or resulting from the performances of the work, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including the loss of use resulting therefrom when caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

B. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation in the amount of type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under Worker's Compensation Act, Disability Benefit Acts or other Employee Benefits Acts.

C. The Contractor shall be held responsible for any violation of law, rules, regulations or ordinances affecting in any way the conduct of all persons, engaged in or the materials or methods used by him, on the work. At the time of the execution of the Contract, the Contractor shall furnish to the District (to the District Manager) Certificates of Insurance evidencing the existence of the insurance policies as required herein.

D. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or in any other statute.

Section 9. Liens and Claims. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform the Work and services under this Agreement. Contractor shall keep District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not satisfy or pay such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement and applicable law, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

Section 10. Default and Protection Against Third Party Interference. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and specific performance. District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

Section 11. Custom and Usage. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from doing so; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements in this Agreement, or as having in any way modified or waived the same.

Section 12. Successors. This agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the parties to this Agreement, except as expressly limited herein.

Section 13. Permits and Licenses. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.

Section 14. Assignment. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other.

Section 15. Independent Contractor. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

Section 16. Familiarity with Laws. Contractor shall be required to be familiar with all federal, state and local laws, ordinances, rules and regulations that in any manner affect the Work being performed by Contractor under this Agreement. Ignorance on the part of the Contractor will in no way relieve Contractor from responsibility.

Section 17. Conflicts. In the event of a specific conflict with respect to any provision of this Agreement and the exhibits thereto, preference, from top to bottom, shall be given, as follows:

- A. Agreement; followed by;
- B. Exhibit A – Maintenance Areas; and followed by,
- C. Exhibit B – Contractor's Proposal.

Section 18. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

Section 19. Attorney's Fees. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, and appellate proceedings.

Section 20. Extent of Agreement. This Agreement represents the entire and integrated agreement between the District and the Contractor and supersedes all prior negotiations, representations or agreements, either written or oral.

Section 21. Amendments. Amendments to and waivers of provisions contained in this Agreement may only be made by an instrument in writing which is executed by both Contractor and District.

Section 22. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the Contractor and the District, both the Contractor and the District have complied with all applicable requirements of law, and both the Contractor and the District have full power and authority to comply with the terms and provisions of this instrument.

Section 23. Notices. All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing (including facsimile) and shall be (as elected by the person giving such notice) hand-delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

DISTRICT: Palm Glades Community Development District
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Attention: Dennis E. Lyles, Esq.

CONTRACTOR: Solitude Lake Management, LLC
P.O. Box 969
Virginia Beach, VA 23451
Attention: Gary Wilhelm / William Kuth

Except as otherwise provided in this agreement, any notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 PM (at the place of delivery) or on a non-business day, shall be deemed received the next business day. If any time for giving notice contained in this Agreement would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom notices are to be sent or copied may notify the other parties and addressees of any changes in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

Section 24. Third Party Beneficiaries. This Agreement is solely for the benefit

of the District and the Contractor and not right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement express or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

Section 25. Governing Law; Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, controlled, and governed by the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be in Miami-Dade County, Florida.

Section 26. Sovereign Immunity. Contractor agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability and protections afforded the District, as contained in Section 768.28, Florida Statutes, or other statutes or law.

Section 27. Public Records. Contractor understands and agrees that any and all documents of any kind provided to the District in connection with this Agreement may be subject to copying and disclosure as public records and may be treated as such in accordance with Florida law.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all

public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRATOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: jduque@gmssf.com**

Section 28. Severability. If any provision of this Agreement or application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

Section 29. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. District and Contractor participated fully in the preparation of this Agreement with the assistance of their

respective counsel. In the event of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against either party.

Section 30. Effective Date. This agreement shall be effective after execution by both the District and the Contractor.

Section 31. Counterparts. This agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:



PALM GLADES COMMUNITY DEVELOPMENT DISTRICT

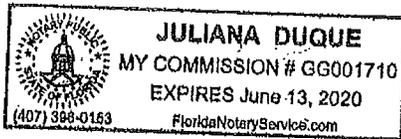
By: [Signature]
Chair/Vice-Chair

Secretary/Assistant Secretary

8 day of October, 2019

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 8 day of October, 2019, by Marino Pelayo as Chair/Vice-Chair of the Board of Supervisors for PALM GLADES COMMUNITY DEVELOPMENT DISTRICT, who is personally known and/or produced [Signature] as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.



[Signature]
Notary Public

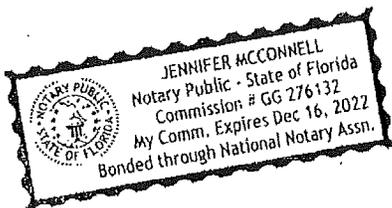
Print Name Juliana Duque

Commission

Expires: June 13, 2020

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 9th day of October, 2019, by Juliana Duque as Secretary/Assistant Secretary of the Board of Supervisors for PALM GLADES COMMUNITY DEVELOPMENT DISTRICT, who is personally known and/or produced [Signature] as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.



[Signature]
Notary Public

Print Name Jennifer McConnell

Commission

Expires: 12-16-2022

SOLITUDE LAKE MANAGEMENT, LLC, a Virginia limited liability company

Laurie Ethridge
Laurie Ethridge
Print Name

Lisa Strawser
Lisa Strawser
Print Name

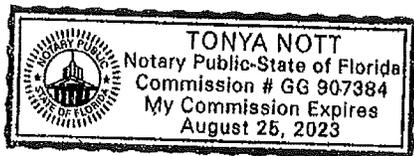
By: William R Kurth
Print: Bill Kurth
Title: DIRECTOR OF LAKE MGMT, FL

3 day of October, 2019

(CORPORATE SEAL)

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 3 day of October, 2019, by Bill Kurth as _____ of SOLITUDE LAKE MANAGEMENT, LLC, a Virginia limited liability company. He or she is personally known to me or has produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.



Tonya Nott
Notary Public
Tonya Nott
Print Name

Commission Expires: 8-25-23

EXHIBIT A
MAINTENANCE AREAS

EXHIBIT B
CONTRACTOR'S PROPOSAL

ANNUAL LAKE MANAGEMENT CONTRACT

PROPERTY NAME: Palm Glades CDD

CONTRACT TERM: November 1, 2019 – October 31, 2020

SUBMITTED TO: Andressa Navarette / (954) 721-8681 ext 217 / anavarette@gmsf.com

SUBMITTED BY: Gary Wilhelm

SPECIFICATIONS: **(9) Nine Lakes (11,084 Total Linear Feet, 11.31 Total Acres)**

Lake Aquatic Weed Control

1. Lake(s) will be inspected on a **One (1) time per month** basis during the months of **January through December**.
2. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the lake(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of wetland plants to prosper.

Shoreline Aquatic Weed Control:

1. Shoreline areas will be inspected on **One (1) time per month** basis during the months of **January through December**.
2. Any growth of cattails, torpedo grasses or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

P.O. BOX 969, VIRGINIA BEACH, VA 23451 | 888.480.LAKE (5253) | SOLITUDELAKEMANAGEMENT.COM

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



Water Quality Monitoring:

1. Lake water samples will be taken and tested **one (1) per year** for the following parameters or as needed.
Temperature Dissolved Oxygen
pH
1. The results of the tests along with recommendations and analysis of the results will be provided to the client in a written report following each testing period.
2. Any data collected that needs immediate action to resolve an issue will be brought to the client's attention at once.

Lake Algae Control:

1. Lake(s) will be inspected on a **One (1) time per month** basis during the months of **January through December**.
2. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal: Trash and light debris will be removed from lakes with each visit and disposed offsite. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the client's approval for an additional fee. Routine trash and debris removal services are for the lake areas only, and do not include trash or debris removal from surrounding terrestrial (dry land) areas. *** Does not include coconuts and or palm fronds***

Service Reporting:

1. Client will be provided with a monthly service report detailing all of the work performed as part of this contract.

Competitively Sensitive & Proprietary Materials -- The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



General:

1. Contractor is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Contractor is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management prescriptions, and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our clients' lakes and ponds as part of an overall integrated pest management program.
4. Contractor guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the contractor's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Contractor will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the foregoing at his expense.
7. Contractor will maintain general liability and workman's compensation insurance.
8. Client understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat their lakes. The client is responsible for notifying the contractor in advance of the contract signing and the start of the contract treatment if they utilize any of the water in their lakes for irrigation purposes. The client accepts full responsibility for any issues that may arise

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



CONTRACT PRICE:	\$9,420.00	Total
	\$785.00	Monthly for twelve (12) months



Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

THIRD AMENDMENT TO AGREEMENT

THIS IS A THIRD AMENDMENT TO AGREEMENT ("Amendment"), dated the day of 8 October, 2019, between:

PALM GLADES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Homestead, Miami-Dade County, Florida, and whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"), and

CDI ENTERPRISES, LLC, a Florida limited liability company, whose principal address is 3124 NW 16th Terrace, Pompano Beach, Florida 33064 (hereinafter "Contractor").

WHEREAS, the District entered into a Services Agreement (Holiday Landscape Lighting) with Contractor, dated November 18, 2014, as amended by the First Amendment to Agreement, dated December 15, 2016 and the Second Amendment to Agreement, dated July 10, 2018 (collectively, the "Service Agreement"); and

WHEREAS, the District Board of Supervisors has authorized the proper officials of the District to enter into an amendment to the Service Agreement to revise the term and expand the Scope of Work and Clubhouse Scope of Work, as defined in the Service Agreement, for the 2019-20 through the 2021-22 holiday seasons; and

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties agree as follows:

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated into this Amendment.

SECTION 2. The Scope of Work is hereby amended and replaced with the Palm Glades CDD Silver Palms Holiday Program Proposal 2019-2021, attached hereto and incorporated herein as Exhibit "A" (the "Scope of Work").

SECTION 3. The Compensation Table for the Scope of Work set forth in Section 3 of the Agreement is hereby amended and replaced with the following table:

Contract Year	Annual Amount	Payable to Contractor
2019-20	\$14,837.00	50% by 11/01/19, 50% by 01/15/20
2017-18	\$14,837.00*	50% by 10/15/20, 50% by 01/15/21
2018-19	\$14,837.00*	50% by 10/15/21, 50% by 01/15/22

*unless program otherwise reduced pursuant to Section 14.

SECTION 4. The Clubhouse Scope of Work is hereby amended and replaced with the Silver Palms Clubhouse Holiday Lighting Proposal 2019-2021, attached hereto and incorporated herein as Exhibit "B" (the "Clubhouse Scope of Work").

SECTION 5. The Compensation Table for the Clubhouse Scope of Work set forth in Section 3 of the Agreement is hereby amended and replaced with the following table, with the "Lighting Date" being the date upon which the Clubhouse Scope of Work is complete and operating as designed and specified:

Contract Year	Annual Amount	Payable to Contractor
2019-20	\$ 7,268.00	50% on Lighting Date, 50% by 01/15/20
2020-21	\$ 7,268.00*	50% on Lighting Date, 50% by 01/15/21
2021-22	\$ 7,268.00*	50% on Lighting Date, 50% by 01/15/22

*unless program otherwise reduced pursuant to Section 14.

SECTION 6. Section 9 of the Agreement, entitled Term, is hereby amended to extend the term of the Agreement through the 2021-22 holiday season, as reflected above and unless otherwise sooner terminated by either party pursuant to the provisions of the Agreement.

SECTION 7. In all other respects the original Service Agreement, dated November 18, 2014, the First Amendment to Agreement, dated December 15, 2016, and the Second Amendment to Agreement, dated July 10, 2018, and all amendments thereto are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

IN WITNESS WHEREOF, the parties execute this Third Amendment to Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:



Secretary/Assistant Secretary

**PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT**

By:

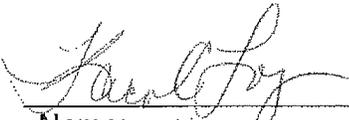


Chair/Vice-Chair
Board of Supervisors

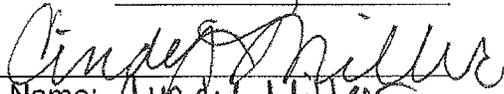
8 day of October, 2019

Witnesses:

CDI ENTERPRISES, LLC, a Florida limited liability company



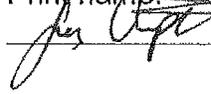
Name: Karen Chong



Name: Cindy Miller

By: 

Print name: _____

 Manager

(CORPORATE SEAL)

24 day of September, 2019

Exhibit "A"

Scope of Work



Christmas Designers

Celebrating 40 years of service

1979-2019

August 16, 2019

GMS-SF, LLC
Juliana Duque
5385 N. Nob Hill Road
Sunrise, FL 33351

Phone: 954-721-8681
Email: jduque@gmssf.com

Reference: Holiday Program -

Silver Palms - Palm Glades CDD
SW 112th Ave & SW 238th St
Homestead, FL 33032

Dear Juliana:

Please find enclosed Christmas Designers proposal for holiday program at Silver Palms for the 2019-2021 Holiday Season.

Should you have any questions after you review the enclosed, please contact us at 800-432-5139.

If everything meets with your approval, please sign the acceptance sheet and e-mail or fax this back to us at 954-973-0914. We will generate the 50% deposit invoice and when receiving payment get you on our installation schedule.

Please see the "General Terms" page for important information regarding installation and takedown of decor and lighting.

This year Christmas Designers is celebrating ***40 years*** of providing our services for the holiday season and we hope to be of service for you for this upcoming year.

Sincerely,

Joe Campbell

Joe Campbell

Christmas Designers
JC/SK

www.ChristmasDesignersFL.com

3124 NW 16th Terrace, Pompano Beach FL, 33064 © (800) 432-5139 © (954) 973-4225

PALM GLADES CDD SILVER PALMS

Holiday Program Proposal 2019-2021



Christmas Designers

Celebrating 40 years of service

1979-2019

LEGEND

Explanation of symbols

-  = Lighting
-  = Greenery
-  = Perimeter
-  = Visual Décor
-  = Tree
-  = Pole Décor
-  = Arrow, together with one of the symbols above, are used to point out a described location not shown on picture

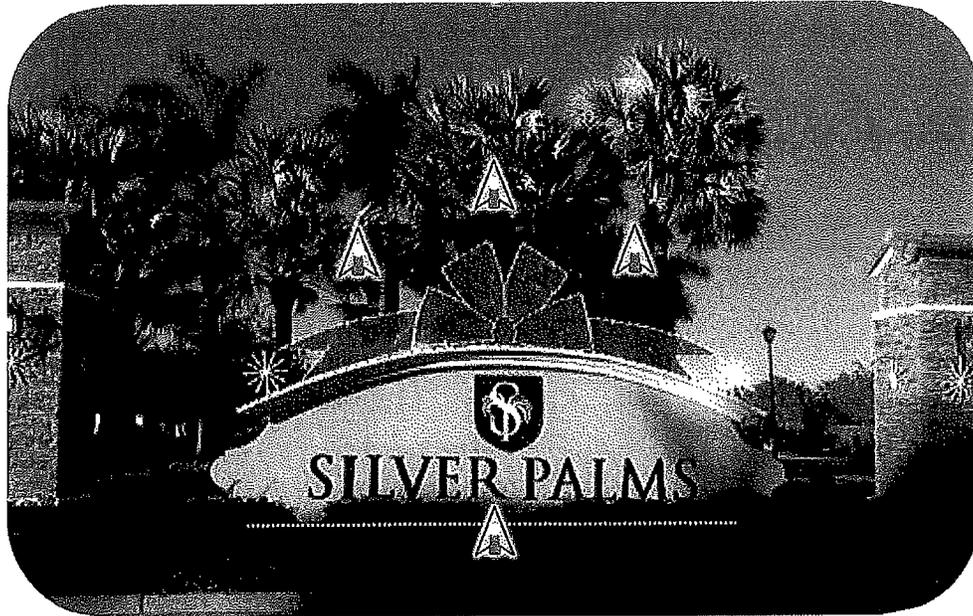
www.ChristmasDesignersFL.com

3124 NW 16th Terrace, Pompano Beach FL, 33064 © (800) 432-5139 © (954) 973-4225

The material contained herein is the property of Christmas Designers.
Reproduction, copying, or use without prior consent is strictly prohibited.
2019-2021 20190135 JC/SK 08.16.2019

SILVER PALMS HOLIDAY PROGRAM PROPOSAL 2019-2021

AREA 1 – MAIN ENTRANCE



For each of the three (3) Medjool Palms, we will wrap the trunks with ten (10) Warm White LED 70 light 4" spacing light sets and light up the fronds with twenty (20) Warm White LED Frond sets.

For the Hedges, located around the Monument Sign, we will scatter throughout with a total of one hundred (100) Warm White LED Hedge Sets.

30	LED 70 light 4" spacing light sets CC Warm White	\$ 855.00
60	LED Frond Sets Warm White	\$ 1,620.00
100	LED Hedge Sets Warm White	\$ 1,200.00
	Equipment Charge	\$ 480.00

For the one (1) Monument Sign, we will outline the top with 80' of C7 12" spacing white cord light line with Warm White LED bulbs and install one (1) 23' LED Double Sided Red Glitter Mesh Bow Sign Enhancer.

For each of the two (2) Columns, located next to the monument sign, we will install four (4) 24" LED Snowburst Warm White, one on each side.

80'	C7 12" spacing white cord light line with Warm White LED bulbs	\$ 400.00
1	23' LED Red Glitter Mesh Bow Sign Enhancer – Double Sided	\$ 2,940.00
8	24" LED Snowburst Warm White	\$ 1,200.00

TOTAL AREA 1 **\$ 8,695.00**

The material contained herein is the property of Christmas Designers.
Reproduction, copying, or use without prior consent is strictly prohibited.
2019-2021 20190135 JC/SK 08.16.2019

AREA 2 – ARCHWAYS



For each of the two (2) Archways, one located going into the community and one located going out of the community, we will outline the top with 30' C7 12" spacing white cord light line with Warm White LED bulbs and install one (1) 6.5' x 2' Red Glitter Mesh Bow on the top. We will install four (4) 24" LED Snowburst Warm White, on each Archway, two will go on the front and two will go on the back.

60'	C7 12" spacing white cord light line with Warm White LED bulbs	\$ 300.00
2	6.5' x 2' Red Glitter Mesh Bow	\$ 880.00
8	24" LED Snowburst Warm White	\$ 1,200.00

TOTAL AREA 2 **\$ 2,380.00**

The material contained herein is the property of Christmas Designers.
 Reproduction, copying, or use without prior consent is strictly prohibited.
 2019-2021 20190135 JC/SK 08.16.2019

AREA 3 – MONUMENT SIGN



For the one (1) Monument Sign, we will install one (1) 23' LED Double Sided Red Glitter Mesh Bow Sign Enhancer.

For each of the two (2) Columns, located next to the monument sign, we will install one (1) 36" LED Snowburst Warm White on the front. We will install four (4) 24" LED Snowburst Warm White, two on each side.

1	23' LED Red Glitter Mesh Bow Sign Enhancer – Double Sided	\$ 2,940.00
2	36" LED Snowburst Warm White	\$ 340.00
4	24" LED Snowburst Warm White	\$ 600.00

For each of the six (6) Robellini Palms, we will wrap the trunks with two (2) Warm White Commercial connect LED 70 light 4" spacing light sets.

12	LED 70 light 4" spacing light sets CC Warm White	\$ 342.00
----	--	-----------

TOTAL AREA 3 **\$ 4,222.00**

The material contained herein is the property of Christmas Designers.
Reproduction, copying, or use without prior consent is strictly prohibited.
2019-2021 20190135 JC/SK 08.16.2019

GENERAL TERMS

Holiday Program 2019-2021

Silver Palms

- Lighting may be installed beginning the second week of September with other jobs in the area. Please have **all tree trimming** completed by the first week in September.
- **No power cords** will be run on the ground where there is pedestrian access, electrical outlets must be provided within a safe and manageable distance for areas to be lit.
- All **visual decorations** will be installed when lighting is turned on or no later than December 1st of each season under contract unless other arrangements have been made.
- If your proposal includes an **exterior artificial Tree**, Christmas Designers always recommends the usage of a fence around the tree to avoid unauthorized access. If your proposal does not include a fence, please talk to our sales team.
- All lighting will be **serviced** throughout the season from "turn on" through December 31st each season.
- All lighting will be **disconnected** the first week of January of each season under contract (**not actual removal of the lights**). *To keep the lights lit for an extended period, please talk to our sales team as it may incur additional charges.*
- **Removal** of holiday lighting will begin the first week of January and be completed by the second week of February.
- All **visual decorations** will be removed no later than January 15th of each season under contract.



The material contained herein is the property of Christmas Designers.
Reproduction, copying, or use without prior consent is strictly prohibited.
2019-2021 20190135 JC/SK 08.16.2019

**RENTAL COST RECAP
PALMS GLADE CDD - SILVER PALMS
HOLIDAY PROGRAM 2019-2021**

Area 1 – Main Entrance	\$ 8,695.00
Area 2 – Archways	\$ 2,380.00
Area 3 – Monument Sign	\$ 4,222.00
Service of Lights – Light up through December 31 st per season	NO CHARGE
Subtotal	\$ 15,297.00
Multi-Year Discount	\$ (460.00)

TOTAL SILVER PALMS RENTAL PER SEASON \$ 14,837.00

LEASE TERM:

Contract Term is three (3) seasons commencing August 15, 2019 and ending December 31, 2021.

PAYMENTS: Multiyear agreement payments to be made as follows: First season's payment of 50% due with acceptance of contract, to be placed on installation schedule. Final 50% payment due upon completion of installation. Second and Third Seasons- payments of 50% due prior to September 1st. Final 50% payment due upon completion of installation of each season under contract.

Balances over 30 days will incur a 1.5% finance charge per month.

Early termination will incur a cancellation fee.

Use of Payment Services will incur related surcharges. Use of any Credit Card will incur 3.5% surcharge.

ACCEPTANCE: All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above this contract. All agreements contingent upon strikes, accidents, any acts of God or delays beyond our control. Owner will carry fire, tornado, hurricane (wind) and other necessary insurance. Our workers are fully covered by Worker's Compensation.

The above prices, specifications, terms and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Once this Lease Agreement is signed by both parties it becomes a contract.

****By signing this agreement customer is acknowledging receipt of General Terms, Customer Awareness Information Sheet and Electrical Specifications.**

****This proposal may be withdrawn if not accepted in 20 days.**

****Sales Tax is calculated to the best of proposer's knowledge. Accurate Sales Tax and County Tax will be applied on Final Invoice, unless a Tax-Exempt Certificate is provided beforehand.**

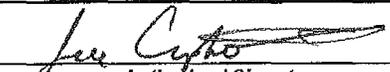
CUSTOMER:

By: _____
Authorized Signature
Printed Name, Title

Date: _____

BILLING INFORMATION: _____
E-mail address

CHRISTMAS DESIGNERS/FLORIDA CDI, LLC:

By:  _____
Authorized Signature

Printed Name, Title

Date: 9.27.19

The material contained herein is the property of Christmas Designers.
 Reproduction, copying, or use without prior consent is strictly prohibited.
 2019-2021 20190135 JC/SK 08.16.2019



CUSTOMER AWARENESS INFORMATION SHEET

Christmas Designers

Please read and be aware of the important information compiled below in regards of the Holiday Program.

Tree/Hedge Trimming

For Christmas Designers to install all Holiday Programs in a timely manner, it is necessary for customers to have their Tree trimming completed by the first week of September.

If the Holiday Program contains any hedge lights, the hedges must be trimmed by November 1st.

Electrical Specifications

Christmas Designers provides electrical requirements for each Holiday Program, if additional specifications are needed please contact us. Our Sales team do their best to only quote lighting where there is visible power, or *highlight the lack of it at an early stage*, but it is the Customers' responsibility to provide electrical outlets within a safe and manageable distance for areas to be lit. Please have an electrician verify that there is enough power available per outlet and circuit for the Holiday Program.

Christmas Designers is happy to assist with any questions the electricians may have.

Disconnecting/Removal of Holiday Lights

All holiday lights will be disconnected the first week of January of each season under contract (**not actual removal of the lights**). Removal of holiday lighting will begin the second week of January and be completed by the second week of February. If any questions or need further clarification on this information, please call us at (800) 432-5139.

Servicing of Holiday Lights/Decor

At Christmas Designers, we pride ourselves on our Holiday Programs and service to our customers. Service is provided from the time of light up until December 31st. Our dedicated Service Department is in route on a regular basis, should the need for service arise beyond that please text, call, or e-mail them directly;

Call or Text 844-42-BELLS (844-422-3557)

Write name, location & description of service needed

Visit www.ChristmasDesignersFL.com/Service

Or E-mail: service@christmasdesigners.com

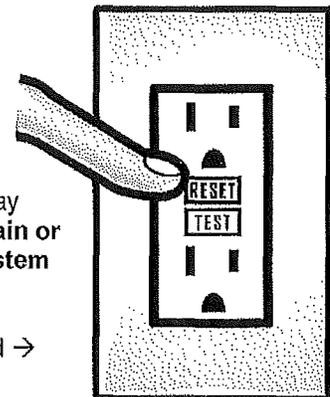
TROUBLE SHOOTING GUIDE

- **GFI's (Ground Fault Interrupters)**

A GFI, or ground fault circuit interrupter, is an automatic device that offers personal protection against electrical shock. The GFI will trip when the receptacle and/or holiday lights become wet, which will cause your lights to go out. **GFI's will not operate in rain or when sprinklers are running. GFI's will only reset when the entire electrical system is dry, and the power / timer is on.**

Customer is responsible for resetting GFI outlets.

To reset the GFI, simply push in the "Reset" button until a click is heard →



- **In-Use Bubble Covers on Electrical Outlets**

We recommend In-Use Bubble Covers on all Electrical outlets being used for the Holiday Program.

In-Use Bubble covers aid in preventing the outlets from getting wet, which causes the GFI to trip, while in use.

- **Lights are on 24 hours a day**

Some customers experience a situation where their holiday lights are remaining lit 24 hours a day. The main cause is the electrical infrastructure not being hooked up to a permanent timer or photocell.

The material contained herein is the property of Christmas Designers.
Reproduction, copying, or use without prior consent is strictly prohibited.

2019-2021 20190135 JC/SK 08.16.2019

ELECTRICAL SPECIFICATIONS
Holiday Program 2019-2021
SILVER PALMS

- 110-120 Constant voltage under load REQUIRED
- All Amperage quoted at actual draw
- CUSTOMER is responsible for providing 115 VAC power outlets within twenty-five (25') of lighting area and/or lighted décor
- Reasonable hardware and power cords up to twenty-five (25') in length are included
- Christmas Designers is NOT RESPONSIBLE for outages due to ground fault interrupters (GFI) or INSUFFICIENT ELECTRICAL REQUIREMENTS

AREA 1 – MAIN ENTRANCE

TOTAL AMPS AREA 1 **18.60 amps**

AREA 2 – ARCHWAYS

TOTAL AMPS AREA 2 **6.32 amps**

AREA 3 – MONUMENT SIGN

TOTAL AMPS AREA 3 **5.06 amps**

The material contained herein is the property of Christmas Designers.
Reproduction, copying, or use without prior consent is strictly prohibited.
2019-2021 20190135 JC/SK 08.16.2019

Exhibit "B"

Clubhouse Scope of Work

SILVER PALMS CLUBHOUSE

Holiday Program Proposal 2019-2021



Christmas Designers
Celebrating 40 years of service
1979-2019

SILVER PALMS CLUBHOUSE

HOLIDAY PROGRAM PROPOSAL 2019-2021

AREA 1 – CLUBHOUSE



For the Porte Cochere, we will outline the top in the front with 30' of C7 12" spacing green cord light line with Warm White LED bulbs and install one (1) 13' x 4' LED Red Glitter Bow on top. We will also install two (2) 24" Warm White LED Snowburst, located in-between the archways and two (2) 5'5" Nutcrackers, one located on each side of the entrance.

30'	C7 12" spacing green cord light line with Warm White LED bulbs	\$ 150.00
1	13' x 4' LED Red Glitter Bow	\$ 975.00
2	24" LED Snowburst Warm White	\$ 290.00
2	5'5" Tall Nutcrackers	\$ 1,200.00

For each of the six (6) Royal Palms, we will wrap the trunks up to the green boot with twelve (12) Warm White Commercial connect LED 70 light 4" spacing light sets.

72	LED 70 light 4" spacing light sets CC Warm White	\$ 2,052.00
	Equipment charge	\$ 240.00

For each of the four (4) Medjool Palms, we will wrap the trunks with ten (10) Warm White Commercial connect LED 70 light 4" spacing light sets.

40	LED 70 light 4" spacing light sets CC Warm White	\$ 1,140.00
	Equipment Charge	\$ 96.00

For each of the four (4) Ligustrum Trees, we will scatter throughout the foliage with 150' C9 36" spacing green cord LED G50 bulbs & every 5th Twinkle.

600'	C9 36" spacing green cord LED G50 bulbs & every 5th Twinkle	\$ 1,350.00
------	---	-------------

TOTAL AREA 1		\$ 7,493.00
---------------------	--	--------------------

The material contained herein is the property of Christmas Designers.
 Reproduction, copying, or use without prior consent is strictly prohibited.
 2019-2021 20190118 JC/SK 06.06.2019

GENERAL TERMS

Holiday Program 2019-2021

Silver Palms Clubhouse

- Lighting may be installed beginning the second week of September with other jobs in the area. Please have **all tree trimming** completed by the first week in September.
- **No power cords** will be run on the ground where there is pedestrian access, electrical outlets must be provided within a safe and manageable distance for areas to be lit.
- All **visual decorations** will be installed when lighting is turned on or no later than December 1st of each season under contract unless other arrangements have been made.
- If your proposal includes an **exterior artificial Tree**, Christmas Designers always recommends the usage of a fence around the tree to avoid unauthorized access. If your proposal does not include a fence, please talk to our sales team.
- All lighting will be **serviced** throughout the season from "turn on" through December 31st each season.
- All lighting will be **disconnected** the first week of January of each season under contract (**not actual removal of the lights**). *To keep the lights lit for an extended period, please talk to our sales team as it may incur additional charges.*
- **Removal** of holiday lighting will begin the first week of January and be completed by the second week of February.
- All **visual decorations** will be removed no later than January 15th of each season under contract.



The material contained herein is the property of Christmas Designers.
Reproduction, copying, or use without prior consent is strictly prohibited.
2019-2021 20190118 JC/SK 06.06.2019



CUSTOMER AWARENESS INFORMATION SHEET

Christmas Designers

Please read and be aware of the important information compiled below in regards of the Holiday Program.

Tree/Hedge Trimming

For Christmas Designers to install all Holiday Programs in a timely manner, it is necessary for customers to have their Tree trimming completed by the first week of September.

If the Holiday Program contains any hedge lights, the hedges must be trimmed by November 1st.

Electrical Specifications

Christmas Designers provides electrical requirements for each Holiday Program, if additional specifications are needed please contact us. Our Sales team do their best to only quote lighting where there is visible power, *or highlight the lack of it at an early stage*, but it is the Customers' responsibility to provide electrical outlets within a safe and manageable distance for areas to be lit. Please have an electrician verify that there is enough power available per outlet and circuit for the Holiday Program.

Christmas Designers is happy to assist with any questions the electricians may have.

Disconnecting/Removal of Holiday Lights

All holiday lights will be disconnected the first week of January of each season under contract (**not actual removal of the lights**). Removal of holiday lighting will begin the second week of January and be completed by the second week of February. If any questions or need further clarification on this information, please call us at (800) 432-5139.

Servicing of Holiday Lights/Decor

At Christmas Designers, we pride ourselves on our Holiday Programs and service to our customers. Service is provided from the time of light up until December 31st. Our dedicated Service Department is in route on a regular basis, should the need for service arise beyond that please text, call, or e-mail them directly;

Call or Text 844-42-BELLS (844-422-3557)

Write name, location & description of service needed

Visit www.ChristmasDesignersFL.com/Service

Or E-mail: service@christmasdesigners.com

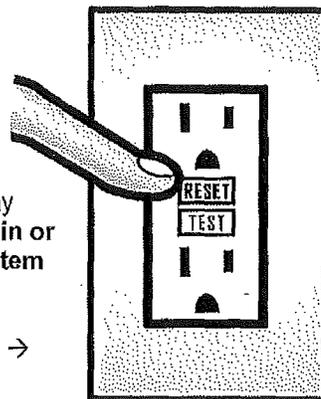
TROUBLE SHOOTING GUIDE

- **GFI's (Ground Fault Interrupters)**

A GFI, or ground fault circuit interrupter, is an automatic device that offers personal protection against electrical shock. The GFI will trip when the receptacle and/or holiday lights become wet, which will cause your lights to go out. **GFI's will not operate in rain or when sprinklers are running. GFI's will only reset when the entire electrical system is dry, and the power / timer is on.**

Customer is responsible for resetting GFI outlets.

To reset the GFI, simply push in the "Reset" button until a click is heard →



- **In-Use Bubble Covers on Electrical Outlets**

We recommend In-Use Bubble Covers on all Electrical outlets being used for the Holiday Program.

In-Use Bubble covers aid in preventing the outlets from getting wet, which causes the GFI to trip, while in use.

- **Lights are on 24 hours a day**

Some customers experience a situation where their holiday lights are remaining lit 24 hours a day. The main cause is the electrical infrastructure not being hooked up to a permanent timer or photocell.

The material contained herein is the property of Christmas Designers. Reproduction, copying, or use without prior consent is strictly prohibited.

2019-2021 20190118 JC/SK 06.06.2019

ELECTRICAL SPECIFICATIONS
Holiday Program 2019-2021
SILVER PALMS CLUBHOUSE

- 110-120 Constant voltage under load REQUIRED
- All Amperage quoted at actual draw
- CUSTOMER is responsible for providing 115 VAC power outlets within twenty-five (25') of lighting area and/or lighted décor
- Reasonable hardware and power cords up to twenty-five (25') in length are included
- Christmas Designers is NOT RESPONSIBLE for outages due to ground fault interrupters (GFI) or INSUFFICIENT ELECTRICAL REQUIREMENTS

AREA 1 – CLUBHOUSE
TOTAL AMPS AREA 1

14.04 amps

The material contained herein is the property of Christmas Designers.
Reproduction, copying, or use without prior consent is strictly prohibited.
2019-2021 20190118 JC/SK 06.06.2019

**SERVICES AGREEMENT
(Supplemental Security Services)**

THIS SERVICES AGREEMENT is made and entered into this 1 day of October, 2019 (the "Agreement"), by and between:

PALM GLADES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (hereinafter "District"),

and

DELTA FIVE SECURITY, LLC, a Florida limited liability company, whose business address is 12250 SW 132nd Court, Unit #108, Miami, Florida 33186 (the "Contractor").

RECITALS

WHEREAS, the District is a community development district, a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida; and

WHEREAS, the District has a need to retain an independent contractor to provide certain supplemental security services for those certain lands and areas within the boundaries of the District, including providing a special patrol vehicle for a community response officer and providing eighty-four (84) hours per week of community response officer security services, as more particularly described in the Contractor's Schedule "A" to Security Services Agreement that is attached hereto and made a part hereof as **Exhibit A** (collectively, the "Services"); and

WHEREAS, Contractor is willing to undertake the Services, and has agreed to provide the Services as set forth in the Contractor's Proposed budget for PALM GLADES CDD response guard- 84 hrs per week (the "Proposal"), which is attached hereto and made a part hereof as **Exhibit B**, subject to the terms, provisions and conditions of this Agreement; and

WHEREAS, Contractor represents that it is qualified to serve as a security services provider and has agreed to provide the Services to the District; and

WHEREAS, the District desires to engage Contractor to provide the Services, as hereinafter described and upon the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. Recitals. The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Duties. The duties, obligations and responsibilities of Contractor are to perform the Services as described herein and in **Exhibit A** and **Exhibit B**. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District. Included as part of the Services to be provided by Contractor, but not limited to, are the following:

- a. Provide eighty-four (84) total hours per week of community response officer security services within the District as specified in **Exhibit A** and **Exhibit B**, in accordance with the schedule set forth in Exhibit A, unless such schedule is modified at the direction of the District's Board of Supervisors or the District Manager; and
- b. The community response officer will focus on providing direct action results by, among other things, enforcing soft curfews, monitoring suspicious activities, monitoring juvenile activity, and monitoring vehicle break-in attempts.

Section 3. Compensation. In exchange for Contractor providing the Services, the District shall pay the Contractor the hourly rates stated in **Exhibit B** per hour worked in providing the Services pursuant to this Agreement, for each community response officer provided by the Contractor, and the monthly costs stated in **Exhibit B** for the patrol vehicle. The total annual amount for providing the Services shall not exceed SEVENTY-SEVEN THOUSAND NINE HUNDRED FOUR and 00/100 DOLLARS (\$77,904.00), in accordance with **Exhibit B** hereto. Compensation shall be paid to Contractor on a monthly basis. Following the Contractor's provision of the Services during a given month, Contractor shall provide the District with a monthly invoice describing the monthly services provided before the last day of the month representing the monthly installment due for that month. All invoices are due and payable upon receipt. Charges remaining unpaid forty-five (45) days after receipt of the invoice shall bear interest at the rate of one percent (1%) per month. District, as a local government entity, is exempt from sales tax on this transaction.

Section 4. Contractor's Acceptance of Conditions. The Contractor has carefully examined the areas and properties within the District upon which Contractor will perform the Services pursuant to this Agreement and has made sufficient tests and other investigations to be fully satisfied as to site conditions.

Section 5. Waiver. It is understood and agreed that the approval or acceptance by the District of any part of the work performed by Contractor under this Agreement as being in compliance with terms of this Agreement, shall not operate as a waiver by District of the strict compliance with any other terms and conditions of the Agreement.

Section 6. Indemnification. Contractor, its employees, agents and subcontractors shall defend, hold harmless, and indemnify the District, its directors, officers, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness or intentionally wrongful conduct of Contractor, and other persons employed or utilized by Contractor in the performance of

this Agreement or the work or services performed hereunder. This indemnification agreement is separate and apart from, and in no way limited by, any insurance provided pursuant to this Agreement or otherwise. Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or any other laws.

Section 7. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District. Neither the Contractor nor any of its employees, agents, officers, directors, contractors, or representatives shall be deemed employees of the District, nor shall any such persons receive or be entitled to receive employee or other benefits from the District.

Section 8. Communication to Board. The Contractor shall communicate with the District Board of Supervisors on, at a minimum, a biannual basis for matters relating to the Services.

Section 9. Term. The performance of the Services under this Agreement shall commence as of October 1st, 2019, and continue through September 30 2020 (the "Initial Term"), subject to execution by both parties hereto and unless otherwise terminated as provided herein. Thereafter, this Agreement shall automatically renew on an annual basis on the terms provided herein, unless otherwise terminated by either party in accordance with Section 14 or as otherwise mutually agreed by the parties.

Section 10. Background Checks. In addition to those requirements for background investigations performed by Contractor in connection with Contractor's hiring practices, Contractor shall, with respect to each of its employees providing or proposed to provide services to the District, also perform Florida Department of Law Enforcement (FDLE) checks, Drivers License checks (if driving is included as part of the employee's job responsibilities), and sexual offender/sexual predator checks.

Section 11. Agreement. This instrument, together with its Exhibit(s) specifically referenced herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent that provisions in this Agreement conflict with the provisions of the Services described in **Exhibit A** or **Exhibit B**, the provisions of this Agreement shall be binding.

Section 12. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and Contractor.

Section 13. Assignment. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

Section 14. Termination. This Agreement may be terminated by the District at any time and at the discretion of the District, with or without cause, upon fifteen (15) days written notice to Contractor. This Agreement may be terminated by Contractor at any time, with or without cause, upon thirty (30) days written notice to the District. In addition, either party may terminate this Agreement immediately for breach, misconduct, or other non-performance under this Agreement by the non-terminating party. In the event either party terminates this Agreement, the Contractor shall bill the District, and

receive payment for those Services provided prior to the date of termination. Should this Agreement be terminated, Contractor will take all reasonable and necessary actions to transfer all the books and records of the District in its possession in an orderly fashion to the District within thirty (30) days.

Section 15. Insurance.

At all times during the terms of this Agreement, Contractor shall obtain and maintain the following insurance coverage from a company or companies licensed to do business in the State of Florida. All policies shall be in a form approved by the District.

A. Comprehensive commercial general liability insurance with limits of at least \$1,000,000 per occurrence and \$2,000,000 aggregate.

B. Worker's Compensation insurance, in an amount sufficient to comply with all applicable laws or regulations shall be maintained by the Contractor.

C. Automobile or vehicle umbrella liability insurance in the amount of \$1,000,000 per occurrence.

D. Upon request by the District, Contractor shall deliver to District certificates of all policies as soon as possible after said policies are issued or renewed. All such certificates shall name the Contractor and District as insureds or as additional insureds as their respective interests may appear, and provide that such policies may not be canceled, modified, or terminated without having first provided District with at least thirty (30) days advance notice.

E. The monetary limits and types of coverage stated herein shall not be construed as a limit of Contractor's liability.

Section 16. Notices. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be hand-delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: Palm Glades Community Development District
c/o Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: District Manager

With a copy to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Attn: Dennis E. Lyles, Esq.

B. If to Contractor: Delta Five Security, LLC
12250 SW 132nd Court, Unit # 108
Miami, Florida 33186
Attention: Kevin McIntyre

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

Section 17. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

Section 18. Enforcement of Agreement. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

Section 19. Controlling Law and Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Miami-Dade County, Florida.

Section 20. Sovereign Immunity. The Contractor agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability and protections afforded the District, as contained in Section 768.28, Florida Statutes, or other statutes or law.

Section 21. Public Records. Contractor understands and agrees that any and all documents of any kind provided to the District in connection with this Agreement may be subject to copying and disclosure as public records and may be treated as such in accordance with Florida law.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRATOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE

CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: jduque@gmssf.com**

Section 22. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

Section 23. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

Section 24. Conflicts.

A. The Contractor represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Section 112.311, Florida Statutes. The Contractor further represents that no person having a conflict of interest shall be employed by Contractor to perform any function under this Agreement.

B. The Contractor shall promptly notify the District in writing by certified mail of all such conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence the Contractor's judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the Contractor may undertake and request an opinion of the District as to whether the association, interest or circumstance would, in the opinion of the District, constitute a conflict of interest if entered into by the Contractor. The District agrees to notify the Contractor of its opinion by certified mail within thirty (30) days of receipt of notification by the Contractor if, in the opinion of the District, the prospective business association, interest or circumstance shall be deemed a conflict of interest with respect to services provided to the District by the Contractor under terms of this Agreement. This Agreement does not prohibit the Contractor from performing services for any other

special purpose taxing district, and such assignment shall not constitute a conflict of interest under this Agreement.

Section 25. No Contingent Fees. The Contractor warrants that it has not employed or retained any company or person, other than bona fide employee or independent contractors working solely for the Contractor to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, individual, or firm other than a bona fide employee or independent contractor working solely for the Contractor any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the award or making of this Agreement.

Section 26. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

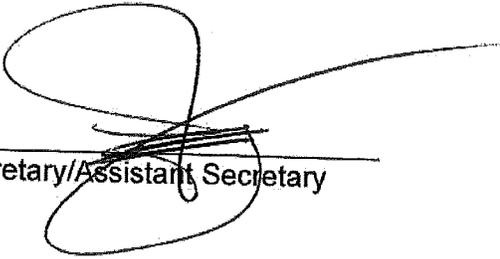
Section 27. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties hereto have hereunto duly affixed their hands and seals, or caused these presents to be executed by their duly authorized officers and their corporate seals to be hereunto affixed, all as of the day and year first written above.

ATTEST:

PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT, a local unit
of special-purpose government
established pursuant to Chapter 190,
Florida Statutes


Secretary/Assistant Secretary

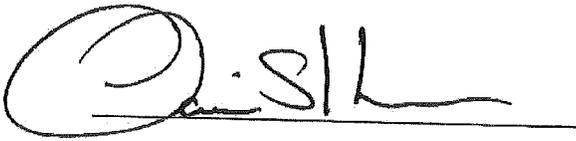

Chair/Vice-Chair

this 2 day of October, 2019

WITNESSES:

CONTRACTOR

DELTA FIVE SECURITY, LLC., a
Florida limited liability company


Print name: Donnie Hewes



By: Kevin McIntyre

Title: V.P. operations


Print name: Andriana Noschetti

this 2 day of October, 2019

EXHIBIT A

SERVICES



Schedule "A" to Security Services Agreement

Schedule "A" to Security Services Agreement between PALM GLADES CDD, and Delta Five Security dated on the 16th day of September, 2019.

Silver Palms requests 4th vehicle patrol for a community response officer, 84 hours a week.

Schedule to be 5pm to 5am

It is mutually agreed that all other terms and conditions of the original contract remain in full force and effect.

The bill rate will be: \$14.40/hr.

Vehicle rate: \$1,200.00/month

Our mission: To attempt to protect the residents, guests/visitors, management personnel and assets of Silver Palms by diligently enforcing all rules and regulations and reporting any safety violations or hazards to the appropriate contact.

Start date is _____, 2019.

Acknowledged and agreed for by PALM GLADES CDD.:

Print Name

Title

Signature

Date

For Delta Five Security, LLC:

Print Name

Title

Signature

Date

EXHIBIT B

PROPOSAL

FACILITY USE AGREEMENT
(Tutoring and Standardized Test Preparation)

This is a Facility Use Agreement ("Agreement") entered into on this 22 day of October, 2019 (the "Effective Date"), by and among:

PALM GLADES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, situated in unincorporated Miami-Dade County, Florida, having the principal address of 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

LOURDES AZCUY, an individual whose address is 11428 SW 243 Terrace, Homestead, Florida 33032 (the "Instructor").

WHEREAS, District owns and maintains the Club Silver Palms clubhouse facility within the boundaries of the District, and which is located at 23770 SW 115th Avenue, Miami, Florida 33032 (the "Facilities"); and

WHEREAS, Instructor has requested the use of a portion of the Facilities at the approved times for the purpose of offering homework help and academic tutoring and enrichment in all subjects for students from ninth (9th) grade through twelfth (12th) grade; preparation for standardized tests such as the SAT and ACT; and assistance with college applications and personal statements and the college application process(the "Services") in accordance with the Instructors' proposal, a copy of which is attached hereto and incorporated herein as Exhibit A (the "Proposal"), for the benefit of District residents, Club Members, and Annual Club Members, and has agreed to discount the rate customarily charged for such Services for the benefit of District residents, Club Members, and Annual Club Members; and

WHEREAS, Instructor represents to District that Instructor has the necessary skill, expertise, training, experience, licensure and/or certifications, and capability to provide the Services; and

WHEREAS, the District Board of Supervisors desires to promote the use of the Facilities and provide, within its powers, educational opportunities for students in the community; and

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter contained and other good and valuable considerations, the receipt thereof is hereby acknowledged, the parties hereto do agree as follows:

1. Recitals. The foregoing recitals are true and correct and hereby incorporated into this Agreement.

2. Use of Facilities. Instructor shall have the qualified right to use, on a non-exclusive basis, those portions of the Facilities designated in writing by the Club Manager of the Facilities on those days and at such times that are also approved in writing by the Club Manager of the Facilities.

3. Conditions of Use. The Instructor's use of the Facilities as permitted pursuant to Paragraph 2 above is subject to and limited by the following terms and conditions:

- a. Homework Help, Academic Tutoring, and Standardized Test Preparation. Instructor expects to charge up to \$_____ per hour for the Services provided. Sessions during which the Instructor provides the Services shall be no more than two (2) hours in length and shall be held in accordance with a schedule as approved by the Club Manager of the Facilities. Instructor shall provide the Services to no more than twenty-five (25) students/participants during each hour that the Services are provided.
- b. Signage. Instructor shall place signage at the Facilities in a conspicuous location, said signage and location to be approved by the District Manager of the District or her/his designee (the "District Manager") to advise and inform the public that a portion of the Facilities is reserved and will be used by Instructor when providing the Services during the approved times.
- c. Clean-Up. After each daily use of the Facilities, Instructor shall remove and properly dispose of all garbage, debris, and equipment arising out of or in any way connected with Instructor's use of the Facilities and shall return any furniture to the proper location(s) (where applicable).
- d. Expansion of Use. At the sole discretion of and upon additional conditions imposed by the District Manager, the use of the Facilities by the Instructor may be expanded, depending on public use of the Facilities and any other reasons deemed reasonable by the District Manager, as ratified by the District Board of Supervisors.
- e. Equipment and Supplies. Instructor shall be responsible for bringing her own equipment and appropriate supplies and safety items attendant to Instructor's provision of the Services and use of the Facilities.
- f. Change of Schedule by District. It is acknowledged by the parties that District reserves the right and flexibility hereunder to schedule other events at or otherwise limit Instructor's use of the Facilities during the term stated herein. To that end, notwithstanding any provision herein to the contrary, District, through its District Manager, has the absolute option and unqualified right to cancel a scheduled date or time for use by Instructor upon five (5) calendar days' advance notice to Instructor.
- g. Limitations on Use. The Facilities are to be used by the Instructor

solely for provision of the Services and for no other purposes, without prior written consent of the District. Instructor shall not use the Facilities in any manner constituting a violation of any ordinance, statute, regulation, rule, or order of any governmental authority, including the District, nor will the Instructor maintain or permit any nuisance to occur on or at the Facilities. Instructor will ensure that any participants under her care or instruction wear attire appropriate for use in the Facilities. Instructor will also ensure that no material or substance harmful to the Facilities is brought into or released into the Facilities by Instructor or any participants in Instructor's sessions.

- h. Priority. With respect to the Services or other instruction authorized by this Agreement, Instructor agree to give priority to members of the Club, where appropriate and to the extent permitted by applicable law.
- i. Participants. Instructor shall conduct sessions in such a manner, so as not to unreasonably interfere with any individuals utilizing the Facilities.
- j. Background Screening. Prior to conducting any sessions that include individuals under the age of eighteen (18) years old, Instructor shall first undergo background screening performed by the District Manager's office or an agent of the District or shall offer proof of such background screening to the District Manager, as such screening is required by applicable Florida Statutes.
- k. Instructor Certifications. Instructor agrees that she is certified by an independent, reputable organization in teaching or providing the Services and shall provide the District with copies of certifications prior to the start date of the Services being provided at the Facilities.
- l. Daily log. Instructor shall maintain a daily log of sessions at which the Services are provided and usage of the Facilities by Instructor. This log shall include the names and times of all persons utilizing the Services provided by Instructor under this Agreement. The daily log shall include the addresses of those persons utilizing the services provided by Instructor and shall indicate whether such person is a resident or non-resident of the District. The daily log shall be maintained on a daily basis and be available to the District at all times for purposes of monitoring Facilities usage.
- m. Advertising. Instructor shall not advertise, without the express written permission of the District Manager of the District, by printed means or otherwise, their services or their use of the Facilities under this Agreement outside the Silver Palms community.

4. Term and Termination. The term of this Agreement shall be for a period commencing on the Effective Date and continuing for a period of six (6) months from the Effective Date ("Initial Term"). The Initial Term of this Agreement may be extended for additional one (1) year terms with additional conditions at the discretion of the District Board of Supervisors (each additional one-year term being an "Extension Term"). Any extension of the Initial Term shall be in writing. This Agreement may be terminated by District for cause upon ten (10) days' notice to Instructor or immediately for convenience at any time and at the District's discretion upon notice to Instructor. Instructor may cancel the Agreement at any time and for convenience upon thirty (30) days' notice to the District.

5. Records. Instructor shall preserve and make available, upon request by the District or in response to any public records request, all financial records, supporting documents, statistical records and any other documents pertinent to this Agreement for a period of three (3) years after termination of this Agreement, or if an audit has been initiated and audit findings have not been resolved at the end of these three (3) years, the records shall be retained until resolution of audit findings. The District shall have the right to examine and audit the Instructor's books and records during regular business hours.

6. Default. Each of the following shall be deemed a default by the Instructor:

- a. Failure to perform any act to be performed by the Instructor hereunder or to comply with any condition or covenant contained herein.

In the event of any default provided above and the continuance of such default after ten (10) days' written notice is given by District to Instructor, this Agreement shall terminate at the option of the District.

The failure of the District to exercise any option herein provided on account of any default shall not constitute a waiver of the same or any subsequent default and no waiver of any condition or covenant of this Agreement by either party shall be deemed to constitute a waiver by either party of any default for the same or any other condition or covenant.

7. Damage or Alteration to Premises. Instructor shall not injure, mar, or deface the premises of the Facilities, and shall not cause or permit to be driven nails, hooks, tacks, screws or any similar items into any part of the Facilities, and will neither make nor allow to be made any alterations at any time. Except as otherwise permitted by the District Manager or this Agreement, Instructor shall not post or exhibit, nor allow to be posted or exhibited, signs, advertisements, posters or cards of any description, inside, in front or on any part of the Facilities. Instructor shall not permit any alterations of or upon any part of the Facilities without the express written permission of District. If the Facilities, or any portion of the Facilities, during the term of this Agreement shall be damaged or altered by the act, default or negligence of the Instructor or her agents, employees, patrons, guests, or any person admitted to the premises by the Instructor, Instructor will pay to District upon demand such sum

as shall be necessary to restore the Facilities to its pre-damage condition. The Instructor assumes full responsibility for the acts, omissions, and conduct of all persons admitted to the Facilities, premises, or any portion of them by the consent of Instructor, or with the consent of any persons acting for or on behalf of the Instructor.

8. Indemnification. During the Initial Term and any Extension Term thereof, Instructor agrees to indemnify and hold District harmless from any and all claims, demands, damages, liabilities, losses, and expenses (including reasonable attorneys' fees incurred in the defense of any such claims, demands, etc.) which may arise or be claimed against District for any injuries or damages to the person or property of any person, firm, or corporation, consequent upon, or arising from, the occupancy and operation of the Facilities by Instructor, or consequent upon or arising from Instructor's failure to comply with any other of the laws, statutes, ordinances, or regulations applicable to such occupancy and use of the Facilities or which are consequent upon or arise from District's ownership of the Facilities and any duties derived therefrom. District shall not be liable to Instructor for any damages, losses, or injuries to Instructor's person or property which are consequent upon or arising from District's ownership of the Facilities or consequent upon Instructor's occupancy and use of the Facilities, or whether such damages, losses, or injuries are caused by acts of neglect, active or passive, or omissions of the District, its agents, servants, employees, or contractors or any other person, firm, or corporation, and Instructors hereby agree to indemnify District and to defend and hold District harmless from any and all claims, demands, damages, liabilities, losses, or expenses (including reasonable attorneys' fees incurred in the defense of any such claims, demands, etc.) which may arise or be claimed against District and be in favor of any person, firm, or corporation, for any injuries or damages to the person or property of any person, firm, or corporation, where said injuries or damages arose about or upon the Facilities. This indemnification provision shall survive the expiration or termination of this Agreement.

9. Waiver. No waiver of any covenant or condition or the breach of any covenant or condition of this Agreement shall be taken to constitute a waiver of any subsequent breach of such covenant or condition nor justify or authorize a non-observance on any other occasion of such covenant of rent by the District at any time when the Instructor is in default of any covenant or condition hereof be construed as a waiver of such default. The rights of the parties under this Agreement shall be cumulative, and failure on the part of either party to exercise promptly any rights given hereunder shall not operate to forfeit any of said rights or alternative sets of rights arising under this Agreement or other rights or remedies available at law in equity.

10. Notice. Any notice required or permitted to be given or served by either party to this Agreement shall be deemed to have been given or served when made in writing, and sent by EMAIL, certified or registered mail or by overnight delivery by Federal Express, DHL, or other recognized courier, addressed as follows:

District: Palm Glades Community Development District
Attn: District Manager
5385 N. Nob Hill Road
Sunrise, Florida 33351
Email: jduque@gmssf.com

with copies to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
Attn: Scott C. Cochran, District Counsel
515 East Las Olas Boulevard, 6th Floor
Fort Lauderdale, Florida 33301
Email: scc@bclmr.com

Instructors: Lourdes Azcuy
11428 SW 243 Terrace
Homestead, Florida 33032
Email: Tutoringtoexcellence@gmail.com

The addresses may be changed from time to time by either party by serving notice as above required.

11. Assignment. The Instructor shall not assign this Agreement in whole or in part without the express written consent of the District Board of Supervisors.

12. Independent Contractor. Instructor and District agree that Instructor is an independent contractor with respect to this Agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto. Instructor shall not be entitled to any benefits, including but not limited to health and dental insurance, wellness, pension, or workers compensation accorded District employees by virtue of the services provided under this Agreement. The District shall not be responsible for withholding or otherwise deducting federal income tax or social security, or otherwise assuming the duties of an employer with respect to Instructor.

13. Disputes. The District Manager or other such person designated by the District Manager shall be responsible for the enforcement of this Agreement which shall include, but not be limited to, providing any and all notices required or permitted herein. In the event of any dispute arising hereunder between the parties or in the event any violation is reported to the District Manager or is brought to her or his attention, the District Manager shall investigate the same and shall request information from the Instructors relating to the dispute or violation. Such information shall be provided by the Instructor within a reasonable time. Upon receipt of information requested from the Instructor or in the event the information is not provided within a reasonable time by the Instructor, the District Manager shall take such action and make recommendations as necessary. The decision of the District Manager pursuant to this paragraph shall be final and binding upon the Instructor.

14. No Liability for Personal Property. All personal property placed or moved into the Facilities shall be at the risk of the Instructor or the owner of the

personal property, and District shall not be liable for any damage to personal property, or to the Instructors, for damages arising from any act of negligence of any occupants, guests, invitees or trespassers at the Facilities.

15. Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, with venue for purposes of any litigation being in Miami-Dade County.

16. Severability. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of that provision to other persons or circumstances shall not be affected, but rather, shall be enforced to the extent permitted by law.

17. Construction of Terms. All terms and words used in this Agreement, regardless of the number or gender in which they are used, shall be deemed to include any other number and any other gender as the context may require.

18. Modification. There are no representations, agreements, arrangements, or understandings, oral or written, between the parties relating to the subject matter of this Agreement which are not fully expressed in this Agreement. This Agreement cannot be changed or terminated orally or in any manner other than by a written agreement executed by both parties.

19. Attorney's Fees. In connection with any litigation arising under this Agreement, the prevailing party shall be entitled to recover all costs and expenses incurred, including reasonable attorneys' fees for services rendered in connection therewith. This provision extends to appellate proceedings and post judgment proceedings to the extent permitted by Florida law.

20. Authority. Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

21. Destruction of Facilities. In case the Facilities or any part of it shall be destroyed by fire, or any other cause, or if any other casualty or unforeseen occurrence shall render the fulfillment of this contract by the District impossible, then this Agreement shall terminate. The Instructor waives any claim for damages if the Agreement is so terminated, or if the premises are so damaged as to render the fulfillment of this Agreement impossible.

22. Public Records.

A. Instructor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to

perform the services or work set forth in this Agreement; and

2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE

**PUBLIC RECORDS RELATING TO THIS
AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT
THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT
AT:**

**Governmental Management Services-South Florida,
LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
TELEPHONE: (954) 721-8681
EMAIL: jduque@gmssf.com**

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: 

Chair/Vice-Chair

22 day of October, 2019

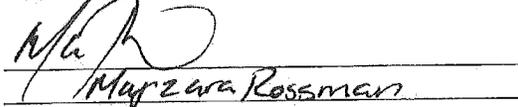
INSTRUCTOR

LOURDES AZCUY

Witnesses:



Andressa Novarette
Print Name



Print Name

By: 

Lourdes Azcuy

31 day of October, 2019

EXHIBIT A

INSTRUCTOR'S PROPOSAL

**SMALL PROJECT AGREEMENT
(Pressure Cleaning 2019)**

THIS SMALL PROJECT AGREEMENT is made and entered into this 22 day of October, 2019 (the "Agreement"), by and between:

PALM GLADES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in unincorporated Miami-Dade County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

CHANDLER CONTRACTORS, INC., a Florida corporation, having as its principal business address, 16200 Owasco Circle, Davie, Florida 33331 (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District desires to hire a service provider to provide pressure cleaning and associated services to certain District sidewalks, curbs, gutters, paver bricks, and other areas, all being more particularly detailed in the Proposal, as later defined herein (the "Project Areas"); and

WHEREAS, the Contractor has submitted a proposal to complete the pressure cleaning and associated services over the Project Areas within the District (the "Work"), a copy of said proposal being attached hereto and made a part hereof as Exhibit A (the "Proposal"); and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform the Work as detailed in this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the exhibits attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Work in accordance herewith and with the conditions and prices as stated herein, in Exhibit A.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the Work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the Work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the Work.

H. Contractor will be held responsible for the care, protection and condition of all Work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Work shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2008 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all Work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing Work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

SECTION 3. COMPENSATION. Upon Contractor's completion of the Work described in this Agreement, District agrees to compensate the Contractor in the lump sum amount of **SEVENTEEN THOUSAND EIGHT HUNDRED FIFTY AND 00/100 (\$17,850.00) DOLLARS** (See Proposal). It is further understood that District shall be responsible, at cost, for any permit fees required by Miami-Dade County, any municipality or other governing entity or agency having jurisdiction thereof (if any).

The District agrees to pay twenty-five percent (25%) of the contract price upon commencement of the Work by the Contractor and the remaining balance of the contract price upon completion of the Work and after the Work has passed final inspection by the District and applicable permitting agencies, if any. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made. This provision supersedes any payment schedule or plan set forth in Exhibit A.

SECTION 4. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

SECTION 5. TERM. This Agreement shall commence upon signature and shall continue until the Work described herein is completed. The Work over the Project Areas shall begin no earlier than 10/22, 2019 and be completed by Contractor by 12/29, 2019, weather permitting ("Scheduled Completion Date"). The Contractor understands and acknowledges that the Work, as defined herein, is essential to use and enjoyment of the District facilities by the residents, property owners within the District and the general public. Therefore, Contractor agrees that the sum of \$50.00 per day may be deducted from the amount due to Contractor, as liquidated damages and not as a penalty, for failure to achieve completion of the Project within seven (7) days of the Scheduled Completion Date (regardless of weather conditions), which deduction shall begin on the eighth day after the Scheduled Completion Date. The District shall have the right to deduct such liquidated damages from any amount due, or that may become due the Contractor, or to otherwise collect such liquidated damages from the Contractor.

SECTION 6. INDEMNIFICATION.

A. Contractor shall indemnify, defend, and save harmless District, its respective officers, agents, servants, employees, volunteers and representatives from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of the Contractor, its officers, agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1 million per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes, or the doctrine of sovereign immunity.

SECTION 7. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 9. CANCELLATION/TERMINATION. The District shall also have the right to cancel/terminate this Agreement (1) for convenience at anytime and without any liability therefor prior Contractor's initiating work at any of the Project Areas under this Agreement (2) for convenience at anytime upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

SECTION 10. WARRANTY. The Contractor warrants its work against defects in materials or workmanship for a period of three (3) years from final acceptance by District. Any defects noted

within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. **[NOT APPLICABLE TO THIS AGREEMENT]**

SECTION 11. INSURANCE.

A. The Contractor shall maintain at its own cost and expense the following insurance coverages during the execution and performance of the Work under this Agreement:

i. Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall agree to be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

ii. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$500,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;
4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

iii. Comprehensive Automobile Liability, covering owned, non-owned, or rented automotive equipment to be used in performance of the Work, with minimum limits of \$500,000, with no restrictive endorsements.

B. If checked here, the Work or a portion thereof is to be performed within the right-of-way or property of Miami-Dade County (the "County"), in which case the Contractor is required to comply with certain contractual provisions regarding insurance and indemnification as required by separate Agreement between the District and the County (the "ROW Agreement"). Copies of said ROW Agreement are available to Contractor upon Contractor's request to the District Manager of the District.

C. District and County (if Section 11.B is checked) shall be Additional Named Insureds under the policies of insurance required pursuant to this Agreement.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements established by the District. District reserves the right to reasonably require other insurance coverages that District deems necessary depending upon the risk of loss and exposure to liability.

E. Insurance companies selected must be acceptable to District and County (if Section 11.B is checked). All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District and the County (if Section 11.B is checked) by certified mail.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District and County (if Section 11.B is checked) with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor shall ensure that any company issuing insurance to cover the requirements contained in this Agreement agrees that they shall have no recourse against the District or County for payment or assessments in any form on any policy of insurance.

I. The clauses, "Other Insurance Provisions" and "Insured Duties in the Event of an Occurrence, Claim or Suit" as it appears in any policy of insurance in which the County is named as an additional insured shall not be applicable to County.

J. Contractor shall furnish District with a Certificate of Insurance evidencing compliance with the requirements of this Section 11 prior to performing Work hereunder. In the event the Certificate of Insurance provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed Certificate of Insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension there under is in effect. Contractor shall not continue to complete the improvements required by this Agreement unless all required insurance remains in full force and effect.

K. Violation of the terms of this Section 11 and its sub-parts shall constitute a breach of the Agreement, and District, in its sole discretion, may cancel the Agreement, and all rights, title and interest of the Contractor in this Agreement shall thereupon cease and terminate.

SECTION 12. CHANGES IN WORK.

A. District may further order extra work or make changes by altering, adding to or deducting from the Work, the Agreement sum being adjusted accordingly. All such Work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

SECTION 13. REMEDY FOR DELAY.

A. In the event of any delay in the Work caused by any act or omission of the District, its agents or employees, by delays in the permitting/approval of the Work by the responsible government entity, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Work.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(s) IN THE COMPLETION OR PROSECUTION OF THE WORK.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the Work within the time allocated by this Agreement.

D. All requests by Contractor for extension of time to complete the Work shall be made in writing to the District.

SECTION 14. NOTICES.

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **Palm Glades Community Development District**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: **District Counsel**
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Attention: Dennis Lyles, Esq.

CONTRACTOR: **Chandler Contractors, Inc.**
16200 Owasco Circle
Davie, Florida 33331
Attention: Wendell H. Chandler

SECTION 15. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3),

Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: jduque@gmssf.com**

SECTION 16. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 17. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 18. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 19. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 20. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 21. CONFLICTS. In the event of a conflict between any provision of this main Agreement instrument and the terms and conditions of Exhibit A, then this main Agreement instrument shall control.

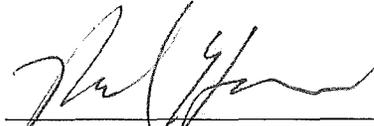
SECTION 22. ACCEPTANCE OF PROPOSAL. District's acceptance of the Contractor's Proposal set forth in Exhibit A is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Work over the Project Areas described in Exhibit A.

SECTION 23. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

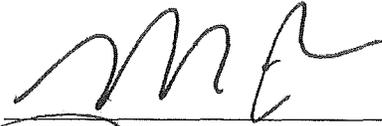
IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary



Chairman/Vice-Chairman

22 day of October, 2019

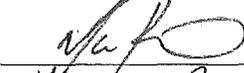
WITNESSES:

CONTRACTOR:

**CHANDLER CONTRACTORS, INC., a
Florida corporation**



Andressa Norvade
[PRINT NAME OF WITNESS]



Mayzara Rossman
[PRINT NAME OF WITNESS]

By: 

Title: President

22 day of October, 2019

Chandler Contractors Inc.
16200 Owasco Circle
9/20/19
Davie, FL 33331
Office (305) 620-4611

Proposal Date

Proposal Submitted to:
Palm Glade CDD
development
23770 S W 115 Ave.
Miami, Fl. 33032

Location:
Throughout the

Job Description

This proposal is based on detailed locations on paper supplied
By Juliana & surveyed by me
Chic Chandler

Pressure wash all areas high lighted pink on the plans supplied

- A) All median curbs and gutters.
- B) All parks sidewalks and gutters (Brick pavers in central park)
- C) Side walks on 112 ave up to the public wall.
- D) Side walks on 122 street up to the public wall.
(excluding the sidewalk in front of the school)
- E) Entrance walls & Columns.
Locations: **SW 242st. - SW 240st. - SW 238st. - SW 236st.**
- F) Sidewalk in front of 4 small lakes.
- G) Pressure wash side walks in silver palms east & west as per plans
Supplied by Juliana 10/2/19

Total cost : \$17,850.00
25% to start----Balance on completion.

Respectfully Submitted: x _____ Date: _____
Acceptance of Proposal

Signature: _____

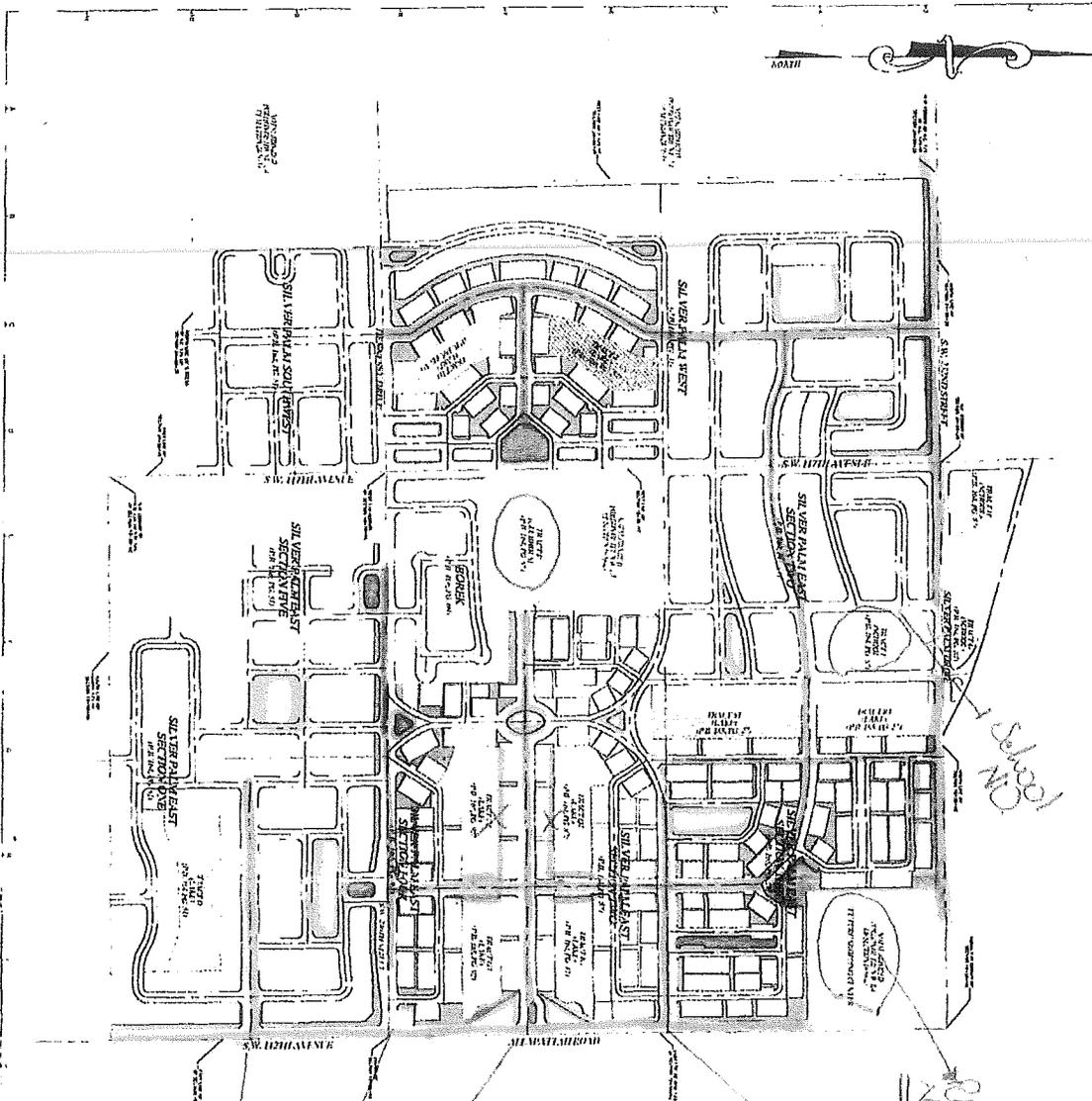
Date: _____

EXHIBIT A

Proposal

Med. Units

PALM GLADES CDD OWNERSHIP PLAN



School NO

Public NO

SW 926 Street

SW 926 Street
SW 924 Street
SW 922 Street

SECTION	AREA	ACRES	OWNER	DATE
SILVER PALM EAST SECTION ONE (06/25)	1.0	1.0	...	...
SILVER PALM EAST SECTION TWO (06/25)	1.0	1.0	...	...
SILVER PALM EAST SECTION THREE (06/25)	1.0	1.0	...	...
SILVER PALM EAST SECTION FOUR (06/25)	1.0	1.0	...	...
SILVER PALM EAST SECTION FIVE (06/25)	1.0	1.0	...	...
SILVER PALM EAST SECTION SIX (06/25)	1.0	1.0	...	...
SILVER PALM EAST SECTION SEVEN (06/25)	1.0	1.0	...	...
SILVER PALM EAST SECTION EIGHT (06/25)	1.0	1.0	...	...
SILVER PALM EAST SECTION NINE (06/25)	1.0	1.0	...	...
SILVER PALM EAST SECTION TEN (06/25)	1.0	1.0	...	...
SILVER PALM WEST SECTION ONE (06/25)	1.0	1.0	...	...
SILVER PALM WEST SECTION TWO (06/25)	1.0	1.0	...	...
SILVER PALM WEST SECTION THREE (06/25)	1.0	1.0	...	...
SILVER PALM WEST SECTION FOUR (06/25)	1.0	1.0	...	...
SILVER PALM WEST SECTION FIVE (06/25)	1.0	1.0	...	...
SILVER PALM WEST SECTION SIX (06/25)	1.0	1.0	...	...
SILVER PALM WEST SECTION SEVEN (06/25)	1.0	1.0	...	...
SILVER PALM WEST SECTION EIGHT (06/25)	1.0	1.0	...	...
SILVER PALM WEST SECTION NINE (06/25)	1.0	1.0	...	...
SILVER PALM WEST SECTION TEN (06/25)	1.0	1.0	...	...



PALM GLADES CDD

CDD OWNERSHIP PLAN

OWNERSHIP PLAN

GOVERNMENTAL MANAGEMENT SERVICES - SF, LLC

DATE: 1/15/08

BY: JPH

DATE: 1/15/08

BY: JPH

DATE: 1/15/08

BY: JPH

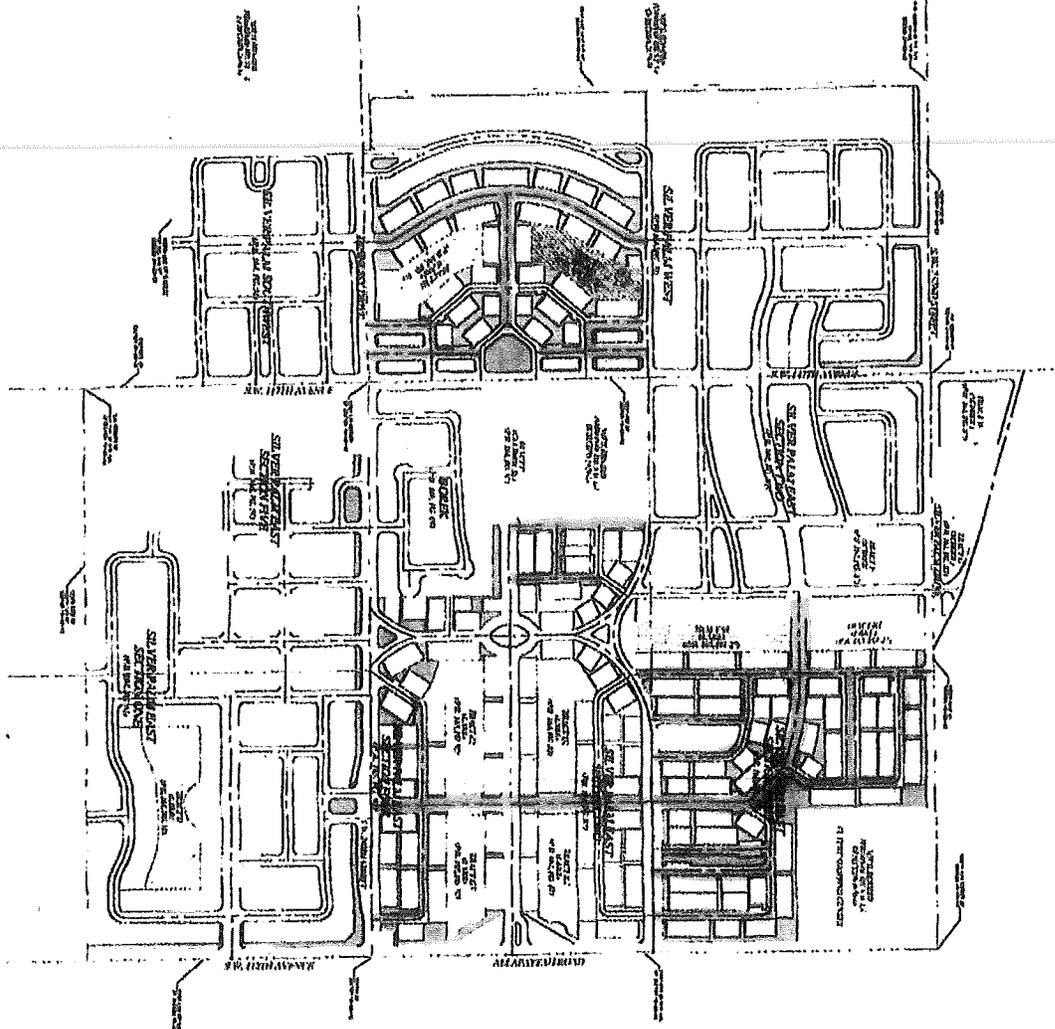
DATE: 1/15/08

BY: JPH

RECORD OF REVISION

NO.	DATE	DESCRIPTION	BY	APP.
1	1/15/08	COMPLETION AS PER ADMIN CONSULT	JPH	JPH
2	1/15/08	2017 LEGAL	JPH	JPH
3	1/15/08	2017 LEGAL	JPH	JPH

PALM GLADES CDD OWNERSHIP PLAN



Sidewalks
CDD

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL AMOUNT
1.0000	1.0000	1.0000	1.0000
2.0000	2.0000	2.0000	2.0000
3.0000	3.0000	3.0000	3.0000
4.0000	4.0000	4.0000	4.0000
5.0000	5.0000	5.0000	5.0000
6.0000	6.0000	6.0000	6.0000
7.0000	7.0000	7.0000	7.0000
8.0000	8.0000	8.0000	8.0000
9.0000	9.0000	9.0000	9.0000
10.0000	10.0000	10.0000	10.0000
11.0000	11.0000	11.0000	11.0000
12.0000	12.0000	12.0000	12.0000
13.0000	13.0000	13.0000	13.0000
14.0000	14.0000	14.0000	14.0000
15.0000	15.0000	15.0000	15.0000
16.0000	16.0000	16.0000	16.0000
17.0000	17.0000	17.0000	17.0000
18.0000	18.0000	18.0000	18.0000
19.0000	19.0000	19.0000	19.0000
20.0000	20.0000	20.0000	20.0000
21.0000	21.0000	21.0000	21.0000
22.0000	22.0000	22.0000	22.0000
23.0000	23.0000	23.0000	23.0000
24.0000	24.0000	24.0000	24.0000
25.0000	25.0000	25.0000	25.0000
26.0000	26.0000	26.0000	26.0000
27.0000	27.0000	27.0000	27.0000
28.0000	28.0000	28.0000	28.0000
29.0000	29.0000	29.0000	29.0000
30.0000	30.0000	30.0000	30.0000
31.0000	31.0000	31.0000	31.0000
32.0000	32.0000	32.0000	32.0000
33.0000	33.0000	33.0000	33.0000
34.0000	34.0000	34.0000	34.0000
35.0000	35.0000	35.0000	35.0000
36.0000	36.0000	36.0000	36.0000
37.0000	37.0000	37.0000	37.0000
38.0000	38.0000	38.0000	38.0000
39.0000	39.0000	39.0000	39.0000
40.0000	40.0000	40.0000	40.0000
41.0000	41.0000	41.0000	41.0000
42.0000	42.0000	42.0000	42.0000
43.0000	43.0000	43.0000	43.0000
44.0000	44.0000	44.0000	44.0000
45.0000	45.0000	45.0000	45.0000
46.0000	46.0000	46.0000	46.0000
47.0000	47.0000	47.0000	47.0000
48.0000	48.0000	48.0000	48.0000
49.0000	49.0000	49.0000	49.0000
50.0000	50.0000	50.0000	50.0000



PALM GLADES CDD

CDD OWNERSHIP PLAN

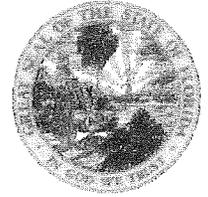
OWNERSHIP PLAN

GOVERNMENTAL MANAGEMENT SERVICES - SF, LLC

RECORD OF REVISION

NO.	DATE	DESCRIPTION
1	1/1/2011	ISSUED FOR PERMITS
2	1/1/2011	ISSUED FOR PERMITS
3	1/1/2011	ISSUED FOR PERMITS
4	1/1/2011	ISSUED FOR PERMITS
5	1/1/2011	ISSUED FOR PERMITS
6	1/1/2011	ISSUED FOR PERMITS
7	1/1/2011	ISSUED FOR PERMITS
8	1/1/2011	ISSUED FOR PERMITS
9	1/1/2011	ISSUED FOR PERMITS
10	1/1/2011	ISSUED FOR PERMITS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD



LICENSE NUMBER	
CBC031860	

The BUILDING CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2018

CHANDLER, WENDELL H
CHANDLER CONTRACTORS INC
16200 OWASCO CIRCLE
DAVIE FL 33331



ISSUED: 06/22/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1606220000636

002055

Local Business Tax Receipt

Miami-Dade County, State of Florida
-THIS IS NOT A BILL - DO NOT PAY



2891118

BUSINESS NAME/LOCATION
CHANDLER CONTRACTORS INC
15926 NW 48TH AVE
MIAMI GARDENS FL 33014

RECEIPT NO.
RENEWAL
3024171

**EXPIRES
SEPTEMBER 30, 2020**
Must be displayed at place of business
Pursuant to County Code
Chapter 8A - Art. 9 & 10

OWNER
CHANDLER CONTRACTORS INC

SEC. TYPE OF BUSINESS
196 SUB-GENERAL BLDG CONTRACTOR
CBC031860

PAYMENT RECEIVED
BY TAX COLLECTOR
\$45.00 07/25/2019
CHECK21-19-067284

Worker(s) 1

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.

For more information, visit www.miamidade.gov/taxcollector

Palm Glades

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

October 15, 2019

U.S. Certified Mail, Return Receipt Requested

Victory for Youth, Inc.
2400 S Dixie Hwy 2nd Floor
Miami, Florida 33166
Attention: President

**Re: Palm Glades Community Development District ("District")
Recreation Program Agreement**

Dear President:

On behalf of the District and pursuant to the agreement between Victory for Youth, Inc. and the District dated June 11, 2018 (the "Agreement"), you are hereby notified of the decision of the District Board of Supervisors to terminate the Agreement.

This letter shall serve as 30-day notice of cancellation to the program, with services ending November 15, 2019. By this date all activities connected to the Agreement should cease.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,



Rich Hans
Assistant Secretary

cc: Scott Cochran District Counsel (via e-mail only)



SILVER PALMS

BY LENNAR

CLUB SILVER PALMS

Club Manager Report
October 2019



Presented By:

KW Property Management & Consulting

Monica Henning
Nick Knittel
Alex Martin

Club Manager
District Manager
Vice-President

OPERATIONS & FACILITIES MANAGEMENT

Work Orders Report

Club Silver Palms

From: 10/01/2019 To: 10/31/2019

<u>Date</u>	<u>Service</u>	<u>Location</u>	<u>Issue Summary</u>	<u>Status</u>
10/08/2019	Repairs/Maintenance	Mechanical Rooms	Condensation in smoke detectors on HVAC system	In progress
10/29/2019	Repairs/Maintenance	Mechanical Room (South)	Sweep to be installed on door of Mechanical Room	Pending
10/29/2019	Repairs/Maintenance	Mechanical Room (South)	Door Signage to be replaced (peeling/ missing letters)	Pending
10/10/2019	Repairs/Maintenance	Grand Room	Magnetic Lock Repair	Completed
10/13/2019	Repairs/Maintenance	Pool	Emergency Pool Pipe/Valve Repair	Completed
10/07/2019	Repairs/Maintenance	Basketball Court	Basketball fence repaired	Completed
10/07/2019	Repairs/Maintenance	Basketball Court	Basketball Pole Pads Installed	Completed
09/03/2019	Repairs/Maintenance	Basketball Court	Basketball Backboards installed	Pending
10/13/2019	Repairs/Maintenance	Splash Pad	Splash Pad repair and cleaning	Completed
10/29/2019	Repairs/Maintenance	Splash Pad	Broken safety latch on rear gate is broken	Pending
10/29/2019	Repairs/Maintenance	Splash Pad	Sharp edge of paver sticking up poolside, to be fixed or removed	Pending
10/29/2019	Repairs/Maintenance	Splash Pad	Poolside Showers to be replaced due to rust/corrosion	Pending
10/29/2019	Repairs/Maintenance	Porte Cochere	Damaged corner of column needs to be repaired/repainted	Pending
10/29/2019	Repairs/Maintenance	Terrace	Damaged edging and corner of column needs to be repaired/repainted	Pending

10/29/2019	Repairs/Maintenance	Women's Locker room	AC Vents to be cleaned	Pending
10/29/2019	Repairs/Maintenance	Women's Locker room	Inside edging of sauna door to be re-secured to wall	Pending
10/29/2019	Repairs/Maintenance	Women's Locker room	Wiring in women's sauna to be tacked down	Pending
10/29/2019	Repairs/Maintenance	Men's Locker Room	Damaged toilet paper dispenser to be repaired/replaced	Pending
10/29/2019	Repairs/Maintenance	Men's Locker Room	Threshold of sauna door to be replaced	Pending
10/29/2019	Repairs/Maintenance	Men's Locker Room	Broken top hinge of sauna door to be repaired	Pending
10/29/2019	Repairs/Maintenance	Men's Locker Room	Damaged vent cover inside of sauna to be replaced	Pending
10/29/2019	Repairs/Maintenance	Men's Locker Room	Divider between urinals to be secured properly to wall	Pending
10/10/2019	Repairs/Maintenance	Front Desk	Access Control System issues	Completed
10/10/2019	Repairs/Maintenance	Front Desk	Camera System Repairs	Completed
10/29/2019	Repairs/Maintenance	Throughout Club	Touch up paint for scuffs along walls and baseboards	Pending
10/29/2019	Repairs/Maintenance	Lobby	Burnt out light bulbs to be replaced	Pending
10/29/2019	Repairs/Maintenance	Throughout Club	Patch up holes on walls and paint over patches in: grand room, Front Desk area, manager's office, Lobby walls, south hallway	Pending
10/31/2019	Housekeeping/Maintenance	Throughout Club	Removal of Halloween Decorations and setup of Holiday Décor	In Progress

VALUE OPTIMIZATION & RECOMMENDATIONS

- Conversion of Office to storage – In Progress
- Upgrade to Club Office technology – Completed
- Training staff for Club camera & Fob system – In Progress
- Basketball court backboard replacement – In Progress, to be installed Saturday, November 9th

NEW TEAM MEMBERS

- **Monica Henning** – Clubhouse Manager
- **Keslee Desulme** - Front Desk

OCTOBER EVENTS

- Movie Night
 - Friday, October 11th
 - Toy Story 4



- Halloween Party
 - Friday, October 25th



UPCOMING EVENTS

November

- **Bingo Night**
 - Friday, November 8th
- **Food Truck Party**
 - Friday, November 22nd

December

- **Movie Night**
 - Friday, December 6th
- **Holiday Party**
 - Saturday, December 21st

CLUBHOUSE HOLIDAY HOURS

- **Thanksgiving**
 - Wednesday, November 27th
 - Closed as of 3:00 pm
 - Thursday, November 28th
 - Closed
 - Friday, November 29th
 - Standard hours of operation
- **Christmas**
 - Tuesday, December 24th
 - Closed as of 3:00 pm
 - Wednesday, December 25th
 - Closed
 - Thursday December 26th
 - Standard hours of operation
- **New Years**
 - Tuesday, December 31st
 - Closed as of 3:00 pm
 - Wednesday, January 1st
 - Closed
 - Thursday, January 2nd
 - Standard hours of operation

PROPOSALS FOR BOARD CONSIDERATION:

Proposals for the following projects will be presented at meeting:

- **Miami Pool Tech – Spa Jet Motor Replacement**



Pool Tech, Inc.
 8493 NW 54th Street
 Doral, FL 33166

Ph: (305) 477-0340 Fax: (305) 477-0270

BILL TO

Palms Glades Community Development
 23770 Sw 115 Avenue
 Miami FL 33032

ESTIMATE/QUOTE

DATE	ESTIMATE
10/9/2019	0000129074

SERVICE LOCATION

Club Silver Palms
 23770 Sw 115 Avenue
 Miami FL 33032

P.O. NUMBER		TERMS	DISPATCH	
		DUE ON RCPT		
QTY	DESCRIPTION	PRICE EACH	AMOUNT	
1.00	SPA JET THIS IS TO REPLACE A BURNT MOTOR AND INSTALL A NEW 3 HP, 1 PH, 208/230 VOLTS SPA JET MOTOR WITH NEW SHAFT SEAL AND GASKET FOR A WHISPERFLOW PUMP USING THE FOLLOWING PARTS:			
1.00	CENTURY 3HP 230V MOTOR SQ FL 15% Discount	579.53	579.53	
1.00	WHISPERFLOW PUMP REPAIR KIT (GO-KIT32-9) (SHAFT SEALS AND SEAL PLATE O-RING).	40.00	-86.93	
2.00	Labor EST BY RAUL H	95.00	40.00	
1.00	* ONE YEAR WARRANTY BY FACTORY.			
TOTAL			\$722.60	

Approval Signature: _____

Payment is due upon completion.

Print: _____



Quote

Quote Number: 2320

Payment Terms:
Expiration Date: 11/30/2019

Quote Prepared For

Yadira Hernandez
Silver Palms
23770 SW 115th AVE
Miami, FL 33032
United States
Phone:786.410.5464
yhernandez@kwpmc.com

Quote Prepared By

Reginald Andre
ARK Solvers
111 NW 183rd Street
Suite 350
Miami Gardens, Florida 33169
United States
Phone:786-664-8275
andre@arksolvers.com

Item#	Quantity	Item	Unit Price	Adjusted Unit Price	Extended Price
One-Time Items					
1)	1	Managed Switch Ubiquiti UniFi 16 Port Gigabit PoE Cloud Managed Switch	\$345.61	\$345.61	\$345.61
2)	2	Wireless Access Point Ubiquiti UniFi PRO Outdoor Wireless AC Mesh Access Point Gym | Great Room	\$221.99	\$221.99	\$443.98
3)	1	Labor The purpose of this quote is to redo the wiring in the management office and provide Wifi in 2 common areas. We will be completing the following: Run 2 indoor wiring for the Gym and Great Room for the purposes of installing access points. Per conversation with board President we will also be rerouting the wiring on the admin desk to storage closet behind her. Main feed will be extended and home run cables will be made for 6 cables into a 12 port patch panel then connecting to a switch. Mount and configure 2 Access Points. Replace current switch at the front desk with 16 port Unifi switch. E1056	\$1,650.00	\$1,650.00	\$1,650.00
One-Time Total					\$2,439.59
Subtotal					\$2,439.59

We require a signature confirmation of this estimate BEFORE the order is accepted. Payment Terms: A 100% deposit is required & shall be paid in advance upon acceptance before parts/software is ordered. The remaining balance shall be paid upon completion of work. All equipment & materials are property of ARK Solvers, Inc until paid in full.

Item#	Quantity	Item	Unit Price	Adjusted Unit Price	Extended Price
				Total Taxes	\$55.27
				Total	\$2,494.86

Authorizing Signature _____

Date _____

We require a signature confirmation of this estimate BEFORE the order is accepted. Payment Terms: A 100% deposit is required & shall be paid in advance upon acceptance before parts/software is ordered. The remaining balance shall be paid upon completion of work. All equipment & materials are property of ARK Solvers, Inc until paid in full.



Quote

Quote Number: 2196

Payment Terms:
Expiration Date: 11/30/2019

Quote Prepared For

Yadira Hernandez
Silver Palms
23770 SW 115th AVE
Miami, FL 33032
United States
Phone:786.410.5464
yhernandez@kwpmc.com

Quote Prepared By

Reginald Andre
ARK Solvers
111 NW 183rd Street
Suite 350
Miami Gardens, Florida 33169
United States
Phone:786-664-8275
andre@arksolvers.com

Item#	Quantity	Item	Unit Price	Adjusted Unit Price	Extended Price
One-Time Items					
1)	3	Wireless Access Point Ubiquiti UniFi PRO Outdoor Wireless AC Mesh Access Point Far Left | Middle | Far Right	\$184.55	\$184.55	\$553.65
2)	1	Managed Switch Ubiquiti UniFi 16 Port Gigabit PoE Cloud Managed Switch	\$345.61	\$345.61	\$345.61
3)	2	Wireless Access Point Ubiquiti UniFi PRO Outdoor Wireless AC Mesh Access Point Gym | Great Room	\$221.99	\$221.99	\$443.98
4)	1	Labor The purpose of this quote is to provide WIFI to the pool area and redo the wiring in the management office. We will be completing the following: Run 3 outdoor direct burial cables shielded from MDF around building for access points along building. Run 3 indoor wiring for the Gym and Great Room for the purposes of installing access points. Job will require concrete penetration, concrete mounting straps for cable running. 60 feet conduit in certain location up to roof and outside along great room for concealment. Wire mold installation inside Stephanie off and Gm area. Per conversation with board President we will also be rerouting the wiring on the admin desk to storage closet behind her. Main feed will be extended and home run cables will be made for 6 cables into a 12 port	\$4,320.00	\$4,320.00	\$4,320.00

We require a signature confirmation of this estimate BEFORE the order is accepted. Payment Terms: A 100% deposit is required & shall be paid in advance upon acceptance before parts/software is ordered. The remaining balance shall be paid upon completion of work. All equipment & materials are property of ARK Solvers, Inc until paid in full.

Item#	Quantity	Item	Unit Price	Adjusted Unit Price	Extended Price
-------	----------	------	------------	---------------------	----------------

patch panel then connecting to a switch.

Mounting of 5 Access Points

Mount and configure 2 Access Points.

Replace current switch at the front desk with existing 8 port Unifi switch.

Install 16 port Unifi switch

E1044

One-Time Total	\$5,663.24
Subtotal	\$5,663.24
Total Taxes	\$94.03
Total	\$5,757.27

Authorizing Signature _____

Date _____

We require a signature confirmation of this estimate BEFORE the order is accepted. Payment Terms: A 100% deposit is required & shall be paid in advance upon acceptance before parts/software is ordered. The remaining balance shall be paid upon completion of work. All equipment & materials are property of ARK Solvers, Inc until paid in full.



PALM GLADES CDD

FIELD REPORT



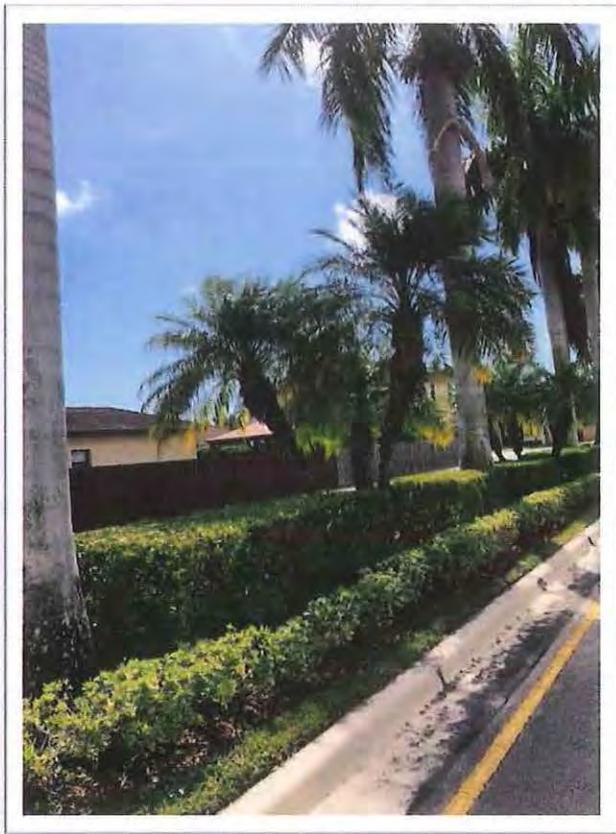
NOVEMBER 1, 2019

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

*PALM GLADES CDD
(SILVER PALMS BY LENNAR)*

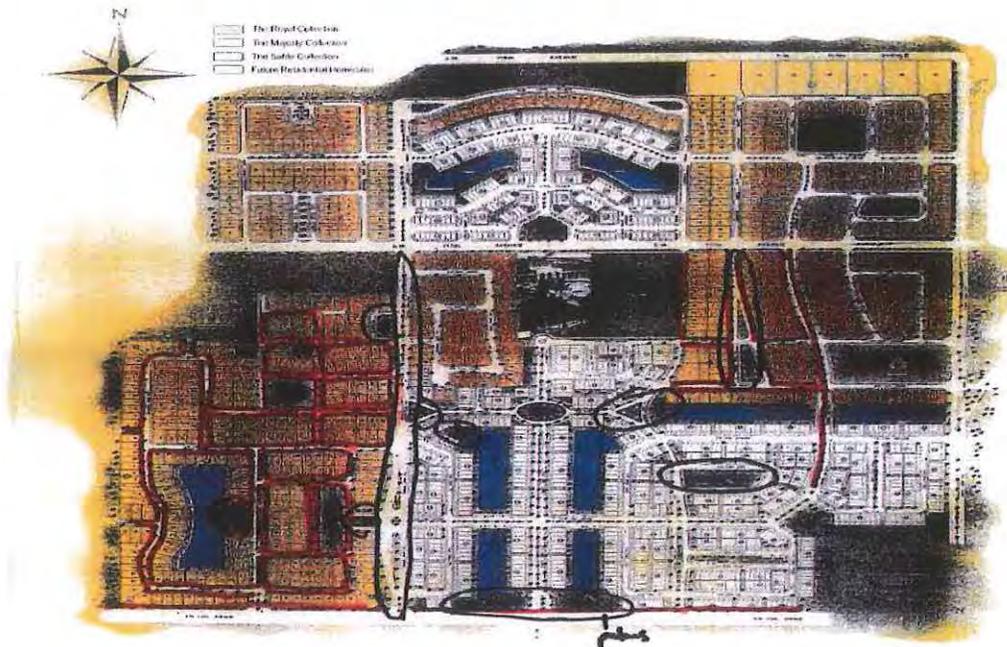
LANDSCAPE

- All services were performed as per the present landscape contract.
- Field supervisor inspection/ quality assessment, pest control report and wet check provided as **Attachment A.**
- Pest control was performed throughout the property. 1400 gallons of liquid turf fertilizer were applied. 700 gallons of 21 liquid fertilized on plants and palms. Weed control and treated 7 hardwood trees for insect damage.
- Hedges were trimmed and beds are ready for annuals installation that is schedule for November 5th.





- Tree trimming week 3 of work was completed. Map below.



MISCELLANEOUS

- Letter sent to resident that has plant material encroaching CDD property. Provided as **Attachment B.**



LAKE

- New vendor Solitude first lake treatment schedule for the first week of November. Reports will follow the service.



FIELD SUPERVISOR REPORT
Dennis Baldis/ Andressa Navarette
dbaldis@gmssf.com/anavarette@gmssf.com
Phone# 954 520-0515/954/5 60-1858

PROPOSALS

- Proposals for approval provided as Attachment C.
 - I. *Fill gaps on main entrance and 118th Ave. median.*
 - II. *Ficus Hedge on 112 Ave.*
 - III. *Black olives removal.*
 - IV. *Grass replacement.*
 - V. *Lake railing on 113th Ave.*
 - VI. *West side median.*
 - VII. *ADA ramps installation/paint.*

ATTACHMENT A

Field Inspection/Quality assessment/Pest control/Wet check

NOVEMBER 1, 2019

Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road Sunrise, Florida 33351

Quality Site Assessment

General Information

Property Name: Silver Palms - Palm Glades CDD

Date: Tuesday, October 29, 2019

Next Inspection Date: Tuesday, November 05, 2019

Client Attendees: Dennis Baldis

Brightview Attendees: Nick Quiroz

CUSTOMER FOCUS AREA:

No trash and main entrances clean.

MAINTENANCE ITEMS:

- 1) Remove suckers from Hong Kong Orchid tree at main entrance areas.
- 2) Raise low hanging branches located in front of 23320 sw 117 path neighborhood.
- 3) Shape trees on 117 Avenue monument.
- 4) Remove suckers on park locate on 114 act& 241 St.
- 5) Remove vine from Bismarck palm located on 242 St median.
- 6) Remove volunteers from cocoplum hedge located on 242 St median.
- 7) Treat ficus hedges for thrips located at electrical boxes.
- 8) Remove suckers from ligustrum tree located on 113 Ave & 240 lane.

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:

- 1) Install ten 3 gallon trinetes at base of royal at main entrance.
- 2) Install 16 7 gallon silver button wood to fill in hedge on 118 Avenue.
- 3) Remove old trinetes and install new plants on median.
- 4) Fill hedge with gold mounds on 238 St & 117 place median.
- 5) Treat turf for weeds on park located on 217 Path & 241 Terrace. (West Side)

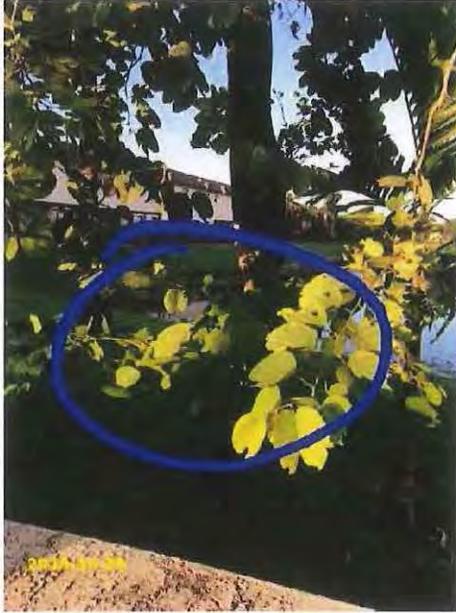
NOTES TO OWNER/CLIENT:

- 1) Lights under Majo Tree is on during day.
- 2) Wood beams need to be removed by Ortiz.
- 3) Over grown grass in lake. Located on 113 Ave& 238 St.
- 4) Nice color on turf on park located on West side behind monument.
- 5) Flowers are scheduled for delivery on 11/5/19.

Quality Site Assessment

Maintenance Items

Remove suckers from Hong Kong Orchid tree at main entrance areas.



[1 / 8]

Maintenance Items

Raise low hanging branches located in front of 23320 sw 117 path neighborhood.



[2 / 8]

Maintenance Items

Shape trees on 117 Avenue monument.



[3 / 8]

Maintenance Items

Remove suckers on park locate on 114 act & 241 St.



[4 / 8]

Quality Site Assessment

Maintenance Items

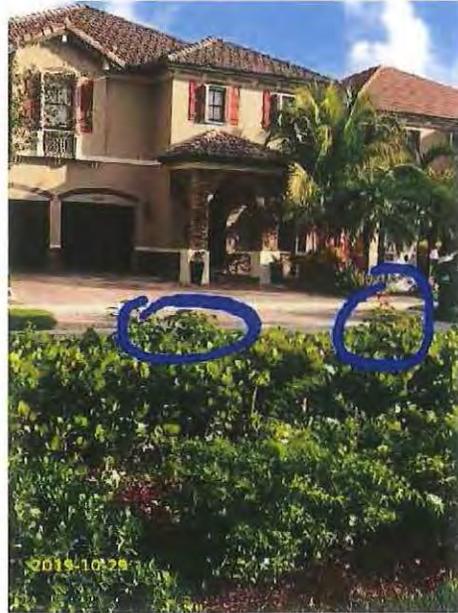
Remove vine from Bismarck palm located on 242 St median.



[5 / 8]

Maintenance Items

Remove volunteers from cocoplum hedge located on 242 St median.



[6 / 8]

Maintenance Items

Treat ficus hedges for thrips located at electrical boxes.



[7 / 8]

Maintenance Items

Remove suckers from ligustrum tree located on 113 Ave & 240 lane.



[8 / 8]

Quality Site Assessment

Recommendations for Property Enhancements

Install ten 3 gallon trinetes at base of royal at main entrance.



[1 / 5]

Recommendations for Property Enhancements

Install 16 7 gallon silver button wood to fill in hedge on 118 Avenue.



[2 / 5]

Recommendations for Property Enhancements

Remove old trinetes and install new plants on median.



[3 / 5]

Recommendations for Property Enhancements

Fill hedge with gold mounds on 238 St & 117 place median.



[4 / 5]

Quality Site Assessment

Recommendations for Property Enhancements

Treat turf for weeds on park located on 217 Path & 241 Terrace. (West Side)



[5 / 5]

Notes to Owner / Client

Lights under Majo Tree is on during day.



[1 / 4]

Notes to Owner / Client

Wood beams need to be removed by Ortiz.



[2 / 4]

Quality Site Assessment

Notes to Owner / Client

Over grown grass in lake. Located on 113 Ave& 238 St.



[3 / 4]

Notes to Owner / Client

Nice color on turf on park located on West side behind monument.



[4 / 4]

Quality Site Assessment

General Information

Property Name: Silver Palms - Palm Glades CDD

Date: Thursday, October 31, 2019

Next Inspection Date: Tuesday, November 12, 2019

Client Attendees: Dennis Baldis

Brightview Attendees: Nick Quiroz

CUSTOMER FOCUS AREA:

No trash and main entrances clean.

MAINTENANCE ITEMS:

- 1) Remove suckers from Orchid trees located on 232 St & 117 Avenue.
- 2) Remove branch to clear sign at mailbox park.
- 3) Remove 2x4s from Oak Tree located on 113 Avenue lake railing area.
- 4) Remove 2x4s from Bismarck Palm located on 118 Avenue Median.

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:

- 1) Revise proposal to install Clusias and remove mulch charge.
- 2) Proposal to remove trinetes , install grass and lower irrigation risers.

NOTES TO OWNER/CLIENT:

- 1) Proposals approved are Agaves and gold mounds so #7054312 Replace grass so# 7070959
Inspection 10/29 so#7077788

Quality Site Assessment

Maintenance Items

Remove suckers from Orchid trees located on 232 St & 117 Avenue.



[1/4]

Maintenance Items

Remove branch to clear sign at mailbox park.



[2/4]

Maintenance Items

Remove 2x4s from Oak Tree located on 113 Avenue lake railing area.



[3/4]

Maintenance Items

Remove 2x4s from Bismarck Palm located on 118 Avenue Median.



[4/4]

Quality Site Assessment

Recommendations for Property Enhancements

Revise proposal to install Clusias and remove mulch charge.



[1/2]

Recommendations for Property Enhancements

Proposal to remove trinetes , install grass and lower irrigation risers.



[2/2]

November 2019

November 2019							December 2019						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
WEEK 44	Oct 27	28	29	30	31	Nov 1 detail/weed control Palm Glades CDD porter	2 porter
WEEK 45	3	4 detail/weed control porter	5 detail/weed control flower delivery porter	6 detail/weed control mow 1 porter	7 detail/weed control mow 1	8 mow 1 detail/weed control porter	9 porter
WEEK 46	10	11 porter weed control/detail	12 detail/weed control porter wet check	13 detail/weed control mow 2 porter wet check	14 wet check detail/weed control mow 2 wetchek	15 detail mow 2 porter	16 porter
WEEK 47	17	18 detail porter	19 detail porter	20 detail porter	21 Happy Thanksgiving	22 OFF	23 porter
WEEK 48	24	25 detail porter	26 detail porter	27 detail mow 3 porter	28 mow 3 detail	29 mow 3 detail porter	30 porter

Andressa Navarette

From: Stacey Mccrary <rustymccrary@aol.com>
Sent: Tuesday, October 29, 2019 8:34 AM
To: Dennis Baldis; Juliana Duque; Andressa Navarette
Subject: Silver palms

Follow Up Flag: Follow up
Flag Status: Flagged

Monthly report for Silver Palms

1400 gallons of 14-20-0 liquid turf fertilizer on all green spaces.
Treated all plants in all entry ways.
700 gallons of carbon 21 liquid fertilizer on all plants and palms at clubhouse.
Weed control on turf grass throughout property.
Treated 7 hardwood trees for insect damage.

Thank you very much,

Stacey Landau McCrary
Tropical Plant and Pest Services
President of Operations
561-312-7132



4155 East Mowry Dr. Homestead FL 33033
 Ph: (305) 258-8011. Fax: (305) 258-0809

Date: **October 25, 2019** Time: **8:00am**
 Job Name: **Palm Glades CDD**
 Job Address: **171 NE 30 Road**
Homestead FL, 33033
 Attention:

Water Management:

Program A: see below

Program B:

Adjustments:

October Wet Check Report

Servicing Tech:
 Esau Diego

Timer 1	Timer 2	TIMER 3
Irrigation Schedule:	Irrigation Schedule:	Irrigation Sched Pro A. Mon.Wed.and. Sat. @10pm
Pro. A / Mon & Thurs @ 10:00pm Zone1-20	Pro. A / Mon .Wed and. Fri @ 10:00pm Zone1-30	Repairs as per Contract (Wet Check)
Pro. B / Tues. and Fri @ 10:00pm Zone21-45	Pro. B / T. and F. @ 10:00pm Zone31-60	Zone1:Replaced 1 broken pop-up.
Pro. C / Everyday @ 4:00am Annuals	Pro. C / Wed. and Sat. @ 10:00pm Zone61-83	Zone12:Replaced 2 broken rotors.
Repairs as per Contract (Wet Check)	Repairs as per Contract (Wet Check)	Rest of zones ok
Zone2: Replaced broken rotor.	Zone11: Replaced broken pop-up.	
Zone7:Repair broken funny pipe.	Zone13: Need to replace bad valve 2"	
Zone9:Replaced 2 broken pop-up.	not opening.	
Zone12:Replaced 2 broken rotors.	Zone15: Replaced 2 broken pop-ups.	
Zone20: Repaired broken lateral.	Zone21: Need to replace bad valve 2"	
Zone31: Replaced broken rotor.	not closing.	
Zone32: Straightened 4 heads for better coverage.	Zone19:Replaced 1 broken pop-up.	
Zone45:Replaced 1 broken pop-up.	Zone29: Repaired leak	
Rest of zones ok	Zone38: Replaced broken pop-up.	
	Zone42: Need to repair broken lateral	
	caused by roots.	
	Zone46: Replaced broken rotor.	
	Zone49: Repaired leak.	
	Zone50: Replaced 2 broken pop-ups.	
	Zone66: Straightened 6 rotors for	
	better coverage.	
	Zone70: Replaced broken pop-up	
	Need to repair leak in mainline	
Timer4	Rest of zones ok	
Not working due to alarm on controller,		
wiring issue in field. Need to troubleshoot		
trace and locate broken wires.		
Time and Materials		

NECESSARY REPAIRS NEED FURTHER APPROVAL

Timer #2

Zone13&21: Need to replace bad valves. \$900.00
 Repair leak in mainline. \$295.00

Timer #4

Need to trace and troubleshoot broken wires.
 Alarm on controller not working until wiring issue is
 repaired. Time and material basis \$520.00



Labor & Materials

\$1,715.00

THIS IS NOT AN INVOICE

ATTACHMENT B

Encroachment Letter

NOVEMBER 1, 2019

Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road Sunrise, Florida 33351

Palm Glades

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202

October 29, 2019

Mr. Baljit Larkey
23564 SW 112th CT.
Homestead, Florida 33032

Dear Homeowner:

On or about August 2019, the Board of Supervisors of Palm Glades Community Development District had instructed its staff to prepare a report of all improper and unauthorized structural and landscaping encroachments into the District's maintenance easement. Our survey indicates you have landscape items encroaching district property.

Based on the District's policy, the encroachment must be removed. If you believe your landscaping and/or structure does not encroach into the easement, you may provide this office with a copy of a survey indicating the above listed items are outside the maintenance easement line for Board consideration and request a variance in writing.

The District will inspect the easement in thirty (30) days from the date of this letter. Should the items listed above not be removed, we will proceed to remove and dispose of them at your expense. Any costs incurred by the District for the removal of the landscaping and/or structure will be assessed to you and, if unpaid, could result in legal proceedings against you for collection of such unpaid costs.

Should you have any questions regarding this request, please do not hesitate to contact our office.

Thank you.

Sincerely,


Juliana Duque
District Manager

JD/an

cc: Board of Supervisors, Palm Glades Community Development District
Scott Cochran, District Counsel

Palm Glades

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202



ATTACHMENT C

Proposals for approval

NOVEMBER 1, 2019

Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road Sunrise, Florida 33351



Proposal for Extra Work at Silver Palms - Palm Glades CDD

Property Name	Silver Palms - Palm Glades CDD	Contact	Dennis Baldis
Property Address	23800 S.W. 112 Ave Homestead , FL 33032	To	Palm Glades CDD Silver Palms
		Billing Address	Attn Dennis Baldis Manager 5385 N Nob Hill Rd Sunrise , FL 33351

Project Name Inspection 10/29
Project Description Install plants in different areas

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
10.00	EACH	Arboricola Trinette - 3 gal. Shrub/Perennial Installed at main entrance base of royal	\$12.14	\$121.36
16.00	EACH	Conocarpus erectus sericeus - Silver Buttonwood 3 gal. Shrub/Perennial Installed to fill in gaps on 118 Avenue median	\$12.14	\$194.17

Items 1 & 2 from QSA recommendation areas.

For internal use only

SO# 7077788
JOB# 352102013
Service Line 130

Total Price \$315.53

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
4155 E Mowry Dr, Homestead, FL 33030 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

- 1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.**
- 2. Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
- 4. Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
- 5. Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- 6. Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
- 7. Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- 8. Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- 9. Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
- 10. Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
- 11. Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
- 12. Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- 13. Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

- 14. Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

- 15. Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
- 16. Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature

Title

Dennis Baldis

October 30, 2019

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Associate Acct Mgr Enhan

Signature

Title

Nicolas Quiroz

October 30, 2019

Printed Name

Date

Job #: 352102013

Proposed Price: \$315.53

SO # 7077788

Proposal for Extra Work at Silver Palms - Palm Glades CDD

Property Name	Silver Palms - Palm Glades CDD	Contact	Dennis Baldis
Property Address	23800 S.W. 112 Ave Homestead , FL 33032	To	Palm Glades CDD Silver Palms
		Billing Address	Attn Dennis Baldis Manager 5385 N Nob Hill Rd Sunrise , FL 33351

Project Name Ficus Hedge on 112 Avenue
Project Description Install Ficus Benjamina on 112 Avenue to fill in hedge

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Add St Augustine Grass at base of Royal to reduce bed on 242 St	\$111.80	\$111.80
12.00	EACH	Ficus Benjamina (bush 22" installed) - 3 gal. Shrub/Perennial Installed	\$13.21	\$158.55
Option 2			Subtotal	\$716.19
12.00	EACH	Ficus Benjamina - 7 gal. Shrub/Perennial Installed	\$59.68	\$716.19

Images

IMG_2558



IMG_2559



For Internal use only

SO# 7080159
JOB# 352102013
Service Line 130

Total Price \$986.54

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
4155 E Mowry Dr, Homestead, FL 33030 ph (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Workers Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

Signature

Dennis Baldis

Printed Name

Property Manager

Title

November 01, 2019

Date

BrightView Landscape Services, Inc. "BrightView"

Associate Acct Mgr Enhan

Signature

Nicolas Quiroz

Printed Name

Title

November 01, 2019

Date

Job #: 352102013

Proposed Price \$986.54

SO # 7080159

Proposal for Extra Work at Silver Palms - Palm Glades CDD

Property Name	Silver Palms - Palm Glades CDD	Contact	Dennis Baldis
Property Address	23800 S.W. 112 Ave Homestead , FL 33032	To	Palm Glades CDD Silver Palms
		Billing Address	Attn Dennis Baldis Manager 5385 N Nob Hill Rd Sunrise , FL 33351

Project Name New Rotunda Enhancements
Project Description Remove Black Olives

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
16.00	HOUR	Enhancement Crew to remove 4 Black Olives and discard root ball	\$31.00	\$496.00
1.00	EACH	Equipment rental(stump grinder with trailer)	\$471.43	\$471.43
1.00	LUMP SUM	Permit processing fee	\$425.00	\$425.00
1.00	LUMP SUM	Dump fees	\$200.00	\$200.00

Any tree permit fees or donations are not included in the scope of work.

Images

IMG_1677



For internal use only

SO# 7076961
JOB# 352102013
Service Line 130

Total Price \$1,592.43

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
4155 E Mowry Dr, Homestead, FL 33030 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
- Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
- Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other Insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
- Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
- Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
- Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

- Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

- Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
- Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature

Title

Dennis Baldis

October 29, 2019

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Associate Acct Mgr Enhan

Signature

Title

Nicolas Quiroz

October 29, 2019

Printed Name

Date

Job #: 352102013

Proposed Price: \$1,592.43

SO # 7076961

Proposal for Extra Work at Silver Palms - Palm Glades CDD

Property Name	Silver Palms - Palm Glades CDD	Contact	Dennis Baldis
Property Address	23800 S.W. 112 Ave Homestead , FL 33032	To	Palm Glades CDD Silver Palms
		Billing Address	Attn Dennis Baldis Manager 5385 N Nob Hill Rd Sunrise , FL 33351

Project Name Replace Grass
Project Description Install new grass on 114 Ct & 238 St

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	PALLET	St. Augustine Grass	\$361.53	\$361.53
3.00	HOUR	Enhancement Crew to remove dead grass, discard and prep	\$35.00	\$105.00

Images

IMG_2880



For internal use only

SO# 7070959
JOB# 352102013
Service Line 130

Total Price \$466.53

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
4155 E Mowry Dr, Homestead, FL 33030 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
- Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
- Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
- Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
- Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
- Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

- Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

- Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
- Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature

Title

Dennis Baldis

October 22, 2019

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Associate Acct Mgr Enhan

Signature

Title

Nicolas Quiroz

October 22, 2019

Printed Name

Date

Job #: 352102013

Proposed Price: \$466.53

SO # 7070959

Proposal for Extra Work at Silver Palms - Palm Glades CDD

Property Name	Silver Palms - Palm Glades CDD	Contact	Dennis Baldis
Property Address	23800 S.W. 112 Ave Homestead , FL 33032	To	Palm Glades CDD Silver Palms
		Billing Address	Attn Dennis Baldis Manager 5385 N Nob Hill Rd Sunrise , FL 33351

Project Name Revised Lake Railing on 113 Avenue
Project Description Remove silver button woods and install clusias

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
12.00	HOUR	Enhancement Crew to existing silver button woods plants and discard	\$31.00	\$372.00
115.00	EACH	Clusia Guttifera - 3 gal. Shrub/Perennial Installed	\$13.95	\$1,604.77

Images

IMG_2813



IMG_2812



For internal use only

SO# 7079039
JOB# 352102013
Service Line 130

Total Price \$1,976.77

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
4155 E Mowry Dr, Homestead, FL 33030 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

- 1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.**
- 2. Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
- 4. Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
- 5. Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- 6. Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
- 7. Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- 8. Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- 9. Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
- 10. Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
- 11. Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
- 12. Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- 13. Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

- 14. Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

- 15. Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
- 16. Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature

Title

Dennis Baldis

October 31, 2019

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Associate Acct Mgr Enhan

Signature

Title

Nicolas Quiroz

October 31, 2019

Printed Name

Date

Job #: 352102013
SO # 7079039

Proposed Price: \$1,976.77

Proposal for Extra Work at Silver Palms - Palm Glades CDD

Property Name	Silver Palms - Palm Glades CDD	Contact	Dennis Baldis
Property Address	23800 S.W. 112 Ave Homestead , FL 33032	To	Palm Glades CDD Silver Palms
		Billing Address	Attn Dennis Baldis Manager 5385 N Nob Hill Rd Sunrise , FL 33351

Project Name West Side Median
Project Description Remove old trinetes and install new plants on 234 St median

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
8.00	HOUR	Enhancement Crew to remove existing plants and discard	\$35.00	\$280.00
240.00	EACH	Arboricola Trinette - 3 gal. Shrub/Perennial Installed	\$12.14	\$2,912.52

These plants are located near Mr. Lugo's neighborhood.

Images

IMG_2925



For internal use only

SO# 7077829
JOB# 352102013
Service Line 130

Total Price \$3,192.52

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
4155 E Mowry Dr, Homestead, FL 33030 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and Irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature

Title

Dennis Baldis

October 30, 2019

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Associate Acct Mgr Enhance

Signature

Title

Nicolas Quiroz

October 30, 2019

Printed Name

Date

Job #: 352102013

Proposed Price: \$3,192.52

SO # 7077829

Estimate



12250 SW 129 COURT, UNIT 109
 MIAMI FL 33186
 T 305 255-8884 / F 305 255-5564
 CGC # 1518016
 email: ortiz.const.svcs@gmail.com

Date	Estimate #
11/1/2019	2019-0932

Name / Address		Project	
PALM GLADES CDD / SILVER PALM C/O CDD GOVERNMENTAL MGMT SVC 5385 N NOB HILL ROAD SUNRISE FL 33351			
Description	Qty	Rate	Total
Replace 7 truncated dome bump pads 2X5			
Clean and paint 18 handicapped concrete ramps			
Repair and paint 6 handicapped ramps			
Provide floating meter and water			
Materials & Labor		3,350.00	3,350.00
WORK CANNOT BEGIN WITHOUT SIGNED PROPOSAL			Total \$3,350.00

Palm Glades
Community Development District

Check Register Summary
10/1/2019 - 10/31/2019

Check Date	Check #'s	Total Amount
10/15/2019	2327-2344	\$ 70,015.85
10/22/2019	2345	\$ 1,451.96
Total		\$ 71,467.81

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/15/19	00210	7/22/19	DEP-1015 GLASS BACKBOARDS DEPOSIT	201910	320	54100	46100		AGILE COURTS CONSTRUCTION CO.	*	1,000.00	1,000.00	002327
10/15/19	00065	10/03/19	1165 OCT 2019 SERVICES	201910	320	54100	46600		ALL PROFESSIONAL CLEANING LLC	*	3,900.00	3,900.00	002328
10/15/19	00007	8/31/19	158225 SERVICE THRU 8/31/2019	201908	310	51300	31500		BILLING, COCHRAN, LYLES, MAURO &	*	5,005.00	5,005.00	002329
10/15/19	00055	9/30/19	6542123 SEPT 2019 SERVICES	201909	320	57200	46200		BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	16,026.75	21,993.75	002330
		9/30/19	6542124 SEPT 2019 SERVICES	201909	320	57200	46210			*	5,967.00		
10/15/19	00190	10/06/19	84956006 OCT 2019 SERVICES	201910	320	54100	41010		COMCAST	*	188.04	188.04	002331
10/15/19	00066	10/02/19	16765 OCT 2019 SERVICES	201910	320	54100	34520		EMPIRE ELECTRIC MAINTENANCE &	*	105.00	105.00	002332
10/15/19	00067	8/14/19	40884 ROUTINE SERVICE 8/14/19	201908	320	54100	46800		THE FITNESS SOLUTION, INC.	*	185.00	623.42	002333
		10/01/19	41339 TREADMILL/ELLIPTICAL SRVC	201910	320	54100	46800			*	438.42		
10/15/19	00029	9/30/19	124263 2019 HLIDAY DECO-DEP 50%	201910	320	57200	49000		FLORIDA CDI, LLC	*	3,634.00	3,634.00	002334
10/15/19	00001	10/01/19	302 OCT 2019 MGMT FEES	201910	310	51300	34000			*	3,612.75		
		10/01/19	302 OCT 2019 RENT	201910	310	51300	44000			*	200.00		
		10/01/19	302 OCT 2019 DISSEMINATION	201910	310	51300	31300			*	208.33		
		10/01/19	302 OCT 2019 WEB ADM	201910	310	51300	35110			*	250.00		
		10/01/19	302 OCT 2019 OFFICE SUPPLIES	201910	310	51300	51000			*	25.95		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	TO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/19		302		201910	310-51300-42000			*	26.90		
			OCT 2019			POSTAGE					
10/01/19		302		201910	310-51300-42500			*	308.20		
			OCT 2019			COPIES					
10/01/19		303		201910	320-57200-34000			*	1,625.00		
			OCT 2019			FIELD SRVC					
						GOVERNMENTAL MANAGEMENT SERVICES -				6,257.13	002335
10/15/19	00016	9/01/19	18640	201910	310-51300-32200			*	500.00		
						AUDIT FYE 9/30/2019					
						GRAU & ASSOCIATES				500.00	002336
10/15/19	00223	10/07/19	1401	201910	320-54100-49300			*	320.00		
						OBSTACLE COURSE/GENERATOR					
						L&L MIAMI PARTY RENTAL, INC.				320.00	002337
10/15/19	00041	9/23/19	18844201	201909	320-57200-34510			*	828.00		
						SECURITY THRU 9/23/2019					
						MIAMI-DADE POLICE DEPARTMENT				828.00	002338
10/15/19	00039	10/03/19	13091	201910	320-57200-34500			*	17,262.05		
						SECURITY FR 9/20-10/3/19					
		10/03/19	13092	201910	320-54100-34500			*	3,317.00		
						SECURITY FR 9/20-10/3/19					
						OCEAN BANK FACTORING DEPARTMENT				20,579.05	002339
10/15/19	00043	10/10/19	27637	201910	320-54100-46910			*	1,525.00		
						HANDICAP RAMP/POSTS W/SIG					
						ORTIZ CONSTRUCTION SERVICES				1,525.00	002340
10/15/19	00228	9/18/19	09182019	201909	320-54100-51000			*	374.27		
						CLUBHOUSE SUPPLIES REIMB					
						PETTY CASH C/O NICK KNITTEL				374.27	002341
10/15/19	00186	10/01/19	15100119	201910	320-54100-46200			*	1,960.00		
						OCT 2019 SERVICES					
						TONY'S NURSERY & GARDEN				1,960.00	002342
10/15/19	00198	9/19/19	201517	201909	320-54100-46900			*	45.00		
						SERVICE ON 9/19/19					
						U BUG ME PEST CONTROL				45.00	002343
10/15/19	00062	9/25/19	2325078	201910	320-57200-44000			*	1,178.19		
						OCT 2019 SERVICES					
						WASTE CONNECTIONS OF FLORIDA				1,178.19	002344

PLMG -PALM GLADES- MPHILLIPS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/22/19	00190	10/14/18	06248515	201811	320	54100	41010		SERVICE FR 10/24-11/23/18	*	213.35		
		11/14/18	06248515	201812	320	54100	41010		SERVICE FR 11/24-12/23/18	*	77.08		
		12/14/18	06248515	201901	320	54100	41010		SERVICE FR 12/24-1/23/19	*	120.77		
		1/14/19	06248515	201902	320	54100	41010		SERVICE FR 1/24-2/23/19	*	104.08		
		2/14/19	06248515	201903	320	54100	41010		SERVICE FR 2/24-3/23/19	*	104.08		
		3/14/19	06248515	201904	320	54100	41010		SERVICE FR 3/24-4/23/19	*	104.08		
		4/14/19	06248515	201905	320	54100	41010		SERVICE FR 4/24-5/23/19	*	104.08		
		5/14/19	06248515	201906	320	54100	41010		SERVICE FR 5/24-6/23/19	*	104.09		
		6/14/19	06248515	201907	320	54100	41010		SERVICE FR 6/24-7/23/19	*	104.07		
		7/14/19	06248515	201908	320	54100	41010		SERVICE FR 7/24-8/23/19	*	104.07		
		8/15/19	06248515	201909	320	54100	41010		SERVICE FR 8/24-9/23/19	*	104.07		
		9/14/19	06248515	201910	320	54100	41010		SERVICE FR 9/24-10/23/19	*	104.07		
		10/14/19	06248515	201911	320	54100	41010		SERVICE FR 10/24-11/23/19	*	104.07		
												COMCAST	
												1,451.96 002345	
											TOTAL FOR BANK A	71,467.81	
											TOTAL FOR REGISTER	71,467.81	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
September 30, 2019

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS:				
Cash	\$9,564	---	---	\$9,564
Due from Developer	\$1,686	---	---	\$1,686
Due from Other	\$8,375	---	---	\$8,375
Investments - State Board	\$396,645	---	---	\$396,645
Investments - State Board - Capital Reserves	\$663,132	---	---	\$663,132
Investments:				
Series 2016				
Reserve	---	\$468,407	---	\$468,407
Revenue	---	\$420,558	---	\$420,558
Interest	---	\$111	---	\$111
Principal	---	\$32	---	\$32
Cost of Issuance	---	---	\$924	\$924
Series 2017				
Reserve	---	\$129,415	---	\$129,415
Revenue	---	\$246,902	---	\$246,902
Interest	---	\$63	---	\$63
Sinking	---	\$19	---	\$19
Series 2018A1				
Reserve	---	\$284,002	---	\$284,002
Interest	---	\$1,225	---	\$1,225
Revenue	---	\$459,185	---	\$459,185
Series 2018A2				
Reserve	---	\$33,014	---	\$33,014
Interest	---	\$313	---	\$313
Cost of Issuance	---	---	\$2,487	\$2,487
Prepaid Expenses	\$41,502	---	---	\$41,502
Electric Deposits	\$6,874	---	---	\$6,874
TOTAL ASSETS	\$1,127,777	\$2,043,246	\$3,411	\$3,174,434
LIABILITIES:				
Accounts Payable	\$41,315	---	---	\$41,315
Due to Other	\$105	---	---	\$105
FUND BALANCES:				
Restricted for Debt Service	---	\$2,043,246	---	\$2,043,246
Restricted for Capital Projects	---	---	\$3,411	\$3,411
Assigned-Capital Reserve	\$116,497	---	---	\$116,497
Unassigned	\$928,358	---	---	\$928,358
TOTAL LIABILITIES & FUND BALANCES	\$1,127,777	\$2,043,246	\$3,411	\$3,174,434

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues & Expenditures
For the Period Ended September 30, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 09/30/19</u>	<u>ACTUAL THRU 09/30/19</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Maintenance Assessments	\$1,768,726	\$1,768,726	\$1,766,888	(\$1,839)
Access Cards	\$0	\$0	\$10,650	\$10,650
Guess Passes	\$0	\$0	\$625	\$625
Party Rental Fees	\$0	\$0	\$18,004	\$18,004
Office Space Rental	\$0	\$0	\$2,400	\$2,400
Interest	\$5,000	\$5,000	\$32,266	\$27,266
Miscellaneous	\$0	\$0	\$912	\$912
FEMA-Hurricane Irma	\$0	\$0	\$81,906	\$81,906
TOTAL REVENUES	<u>\$1,773,726</u>	<u>\$1,773,726</u>	<u>\$1,913,650</u>	<u>\$139,924</u>
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$6,000	\$6,000	\$8,000	(\$2,000)
FICA Expense	\$459	\$459	\$612	(\$153)
Engineering	\$10,000	\$10,000	\$6,125	\$3,875
Arbitrage	\$3,750	\$3,750	\$600	\$3,150
Dissemination	\$2,500	\$2,500	\$2,500	\$0
Attorney	\$25,000	\$25,000	\$47,597	(\$22,597)
Annual Audit	\$5,400	\$5,400	\$5,500	(\$100)
Trustee fees	\$5,000	\$5,000	\$17,000	(\$12,000)
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$42,090	\$42,090	\$42,090	(\$0)
Website Fees	\$3,000	\$3,000	\$3,000	\$0
Telephone	\$100	\$100	\$20	\$80
Postage	\$3,500	\$3,500	\$813	\$2,687
Printing & Binding	\$3,200	\$3,200	\$2,609	\$591
Rentals & Leases	\$2,400	\$2,400	\$2,400	\$0
Insurance	\$6,646	\$6,646	\$6,042	\$604
Legal Advertising	\$3,100	\$3,100	\$739	\$2,361
Other Current Charges	\$500	\$500	\$858	(\$358)
Office Supplies	\$450	\$450	\$216	\$234
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$250	\$250	\$0	\$250
1st Quarter Operating	\$490,440	\$490,440	\$0	\$490,440
TOTAL ADMINISTRATIVE	<u>\$615,960</u>	<u>\$615,960</u>	<u>\$148,896</u>	<u>\$467,064</u>
<u>Field</u>				
Landscape Maintenance	\$215,440	\$215,440	\$222,451	(\$7,011)
Porter Service	\$79,560	\$79,560	\$75,582	\$3,978
Mulch	\$18,000	\$18,000	\$34,427	(\$16,427)
Tree Trimming	\$21,000	\$21,000	\$21,853	(\$853)
Fertilization Palm and Trees	\$6,700	\$6,700	\$39,081	(\$32,381)
Plants Replacement	\$39,000	\$39,000	\$8,352	\$30,648
Irrigation System	\$8,000	\$8,000	\$18,000	(\$10,000)

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues & Expenditures
For the Period Ended September 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/19	ACTUAL THRU 09/30/19	VARIANCE
<u>EXPENDITURES: (continued)</u>				
<u>Field (continued)</u>				
Irrigation Repairs	\$6,000	\$6,000	\$13,238	(\$7,238)
Electricity	\$28,000	\$28,000	\$27,830	\$170
Refuse	\$7,560	\$7,560	\$14,182	(\$6,622)
Entrance Maintenance & Repairs	\$20,000	\$20,000	\$14,459	\$5,541
Janitorial Supplies	\$4,200	\$4,200	\$45	\$4,155
Lake Maintenance	\$13,500	\$13,500	\$7,656	\$5,844
Lake Debris Removal	\$3,600	\$3,600	\$0	\$3,600
Cleaning of Drainage System	\$22,000	\$22,000	\$0	\$22,000
Pressure Cleaning - Sidewalk	\$7,000	\$7,000	\$18,600	(\$11,600)
Contingency	\$50,000	\$50,000	\$6,872	\$43,128
Field Management	\$19,500	\$19,500	\$19,500	\$0
Security Services	\$450,000	\$450,000	\$454,406	(\$4,406)
Special Security Services	\$80,000	\$80,000	\$25,404	\$54,596
Holiday Decorations	\$22,550	\$22,550	\$10,529	\$12,021
Capital Projects/Deferred Obligations	\$200,000	\$200,000	\$0	\$200,000
TOTAL FIELD	\$1,321,610	\$1,321,610	\$1,032,465	\$289,145
<u>Clubhouse</u>				
Access Control (cards, systems, cameras mair	\$5,000	\$5,000	\$1,872	\$3,128
Air Conditioning Maintenance	\$5,000	\$5,000	\$1,493	\$3,507
Basketball Court Repairs and Maintenance	\$5,000	\$5,000	\$10,060	(\$5,060)
Cable & Internet Service	\$2,400	\$2,400	\$5,337	(\$2,937)
Circuit Training Equipment Maintenance	\$5,000	\$5,000	\$6,852	(\$1,852)
Sauna Equipment Maintenance	\$3,500	\$3,500	\$0	\$3,500
Electricity	\$75,000	\$75,000	\$41,186	\$33,814
Fire Alarm & Building Alarm Monitoring	\$2,400	\$2,400	\$4,079	(\$1,679)
Gazebo and Trellis Repairs and Maintenance	\$5,000	\$5,000	\$0	\$5,000
Insurance	\$34,200	\$34,200	\$28,455	\$5,745
Irrigation Repairs and Maintenance	\$5,000	\$5,000	\$0	\$5,000
Janitorial/Cleaning Service	\$46,800	\$46,800	\$48,550	(\$1,750)
Janitorial Supplies	\$5,200	\$5,200	\$0	\$5,200
Landscape Maintenance	\$30,000	\$30,000	\$32,464	(\$2,464)
Landscape Replacement (Includes Mulching)	\$20,000	\$20,000	\$13,242	\$6,758
Management Fees	\$259,176	\$259,176	\$142,234	\$116,942
Office Equipment Maintenance	\$5,000	\$5,000	\$0	\$5,000
Office Supplies/Clubhouse Supplies	\$3,000	\$3,000	\$22,118	(\$19,118)
Pest Control-Interior & Exterior	\$1,200	\$1,200	\$4,190	(\$2,990)
Pool, Spa and Waterpark Maintenance	\$45,000	\$45,000	\$37,455	\$7,545
Pool, Spa and Waterpark Repairs	\$20,000	\$20,000	\$48,553	(\$28,553)

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues & Expenditures
For the Period Ended September 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/19	ACTUAL THRU 09/30/19	VARIANCE
<i>Clubhouse (continued)</i>				
Printing & Postage	\$2,400	\$2,400	\$0	\$2,400
Property Taxes	\$6,000	\$6,000	\$46,175	(\$40,175)
Repairs/Maintenance & Supplies (General)	\$50,000	\$50,000	\$70,457	(\$20,457)
Residential Social Expenses	\$6,000	\$6,000	\$9,131	(\$3,131)
Security	\$66,670	\$66,670	\$77,104	(\$10,434)
Telephone	\$7,200	\$7,200	\$767	\$6,433
Trash Collection/Recycling	\$6,500	\$6,500	\$0	\$6,500
Water & Sewer	\$8,000	\$8,000	\$7,294	\$706
Window Cleaning/Pressure Cleaning	\$4,000	\$4,000	\$0	\$4,000
Contingency	\$35,000	\$35,000	\$61,037	(\$26,037)
TOTAL CLUBHOUSE	\$774,646	\$774,646	\$720,103	\$54,543
TOTAL EXPENDITURES	\$2,712,215	\$2,712,215	\$1,901,464	\$810,752
Excess (deficiency) of revenues over (under) expenditures	(\$938,489)	(\$938,489)	\$12,187	\$950,676
FUND BALANCE - Beginning	\$938,489		\$1,074,170	
FUND BALANCE - Ending	\$0		\$1,086,357	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
Series 2006 Special Assessment Refunding Bonds
Statement of Revenues & Expenditures
For the Period Ended September 30, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 09/30/19</u>	<u>ACTUAL THRU 09/30/19</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$2	\$2
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$2</u>	<u>\$2</u>
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$2</u>	<u>\$2</u>
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$246)	(\$246)
TOTAL FINANCING SOURCES/(USES)	<u>\$0</u>	<u>\$0</u>	<u>(\$246)</u>	<u>(\$246)</u>
Net change in fund balance	<u>\$0</u>	<u>\$0</u>	<u>(\$244)</u>	<u>(\$244)</u>
FUND BALANCE - Beginning	\$0		\$244	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$0</u>	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
Series 2016 Special Assessment Refunding Bonds
Statement of Revenues & Expenditures
For the Period Ended September 30, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 09/30/19</u>	<u>ACTUAL THRU 09/30/19</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Special Assessments	\$899,599	\$899,599	\$904,077	\$4,478
Interest Income	\$2,500	\$2,500	\$21,499	\$18,999
TOTAL REVENUES	<u>\$902,099</u>	<u>\$902,099</u>	<u>\$925,577</u>	<u>\$23,478</u>
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$198,750	\$198,750	\$198,750	\$0
Principal Expense - 5/1	\$485,000	\$485,000	\$485,000	\$0
Interest Expense - 5/1	\$198,750	\$198,750	\$198,750	\$0
TOTAL EXPENDITURES	<u>\$882,500</u>	<u>\$882,500</u>	<u>\$882,500</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$19,599</u>	<u>\$19,599</u>	<u>\$43,077</u>	<u>\$23,478</u>
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$246	\$246
TOTAL FINANCING SOURCES/(USES)	<u>\$0</u>	<u>\$0</u>	<u>\$246</u>	<u>\$246</u>
Net change in fund balance	<u>\$19,599</u>	<u>\$19,599</u>	<u>\$43,323</u>	<u>\$23,724</u>
FUND BALANCE - Beginning	\$322,264		\$845,785	
FUND BALANCE - Ending	<u>\$341,863</u>		<u>\$889,108</u>	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
Series 2017 Special Assessment Refunding Bonds
Statement of Revenues & Expenditures
For the Period Ended September 30, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 09/30/19</u>	<u>ACTUAL THRU 09/30/19</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Special Assessments	\$727,253	\$727,253	\$731,570	\$4,317
Interest Income	\$1,000	\$1,000	\$9,565	\$8,565
TOTAL REVENUES	<u>\$728,253</u>	<u>\$728,253</u>	<u>\$741,135</u>	<u>\$12,882</u>
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$221,638	\$221,638	\$221,638	\$0
Principal Expense - 5/1	\$285,000	\$285,000	\$285,000	\$0
Interest Expense - 5/1	\$221,638	\$221,638	\$221,638	\$0
TOTAL EXPENDITURES	<u>\$728,275</u>	<u>\$728,275</u>	<u>\$728,275</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$22)</u>	<u>(\$22)</u>	<u>\$12,860</u>	<u>\$12,882</u>
FUND BALANCE - Beginning	\$232,770		\$363,539	
FUND BALANCE - Ending	<u>\$232,748</u>		<u>\$376,398</u>	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
Series 2018A1/A2 Special Assessment Bonds
Statement of Revenues & Expenditures
For the Period Ended September 30, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 09/30/19</u>	<u>ACTUAL THRU 09/30/19</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Special Assessments	\$682,112	\$682,112	\$685,804	\$3,692
Interest Income	\$500	\$500	\$13,667	\$13,167
TOTAL REVENUES	<u>\$682,612</u>	<u>\$682,612</u>	<u>\$699,472</u>	<u>\$16,860</u>
<u>EXPENDITURES:</u>				
<u>Series 2018A1</u>				
Interest Expense - 11/1	\$155,547	\$155,547	\$155,547	\$0
Principal Expense - 5/1	\$180,000	\$180,000	\$0	\$180,000
Interest Expense - 5/1	\$185,420	\$185,420	\$185,420	\$0
<u>Series 2018A2</u>				
Interest Expense - 11/1	\$39,787	\$39,787	\$39,787	\$0
Principal Expense - 5/1	\$30,000	\$30,000	\$0	\$30,000
Interest Expense - 5/1	\$47,428	\$47,428	\$47,428	\$0
TOTAL EXPENDITURES	<u>\$638,182</u>	<u>\$638,182</u>	<u>\$428,182</u>	<u>\$210,000</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$44,430</u>	<u>\$44,430</u>	<u>\$271,290</u>	<u>\$226,860</u>
FUND BALANCE - Beginning	\$195,334		\$506,450	
FUND BALANCE - Ending	<u>\$239,764</u>		<u>\$777,740</u>	

Palm Glades

COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND

Series 2016 Special Assessment Refunding Bonds
Statement of Revenues & Expenditures
For the Period Ended September 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/19	ACTUAL THRU 09/30/19	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$20	\$20
TOTAL REVENUES	\$0	\$0	\$20	\$20
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$20	\$20
FUND BALANCE - Beginning	\$0		\$904	
FUND BALANCE - Ending	\$0		\$924	

Palm Glades

**COMMUNITY DEVELOPMENT DISTRICT
 CAPITAL PROJECTS FUND**
 Series 2018A1/A2 Special Assessment Bonds
 Statement of Revenues & Expenditures
 For the Period Ended September 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/19	ACTUAL THRU 09/30/19	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$53	\$53
TOTAL REVENUES	\$0	\$0	\$53	\$53
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$53	\$53
FUND BALANCE - Beginning	\$0		\$2,434	
FUND BALANCE - Ending	\$0		\$2,487	

**PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2019**

SERIES 2016A

TOTAL ASSESSMENT LEVY

	\$572,089.10	\$437,597.87	\$946,946.02	\$392,139.00	\$2,348,771.99
	ASSESSED THROUGH COUNTY				
	24.36%	18.63%	40.32%	16.70%	100.00%
	001.300.36300.10000	001.300.36300.10002	024.700.36300.10000	026.700.36300.10000	

DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/PENALTIES	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	Club O&M	2016A DSF Portion	Club Debt	Total
10/19/2018	DISCOUNT 6/1-10/13/2018	\$6,443.16	\$302.59	\$64.44	\$0.00	\$6,076.13	\$1,479.96	\$1,132.04	\$2,449.69	\$1,014.44	\$6,076.13
11/20/18	CURRENT 11/1-9/2018	\$53,198.52	\$2,106.68	\$531.99	\$0.00	\$50,559.85	\$12,314.83	\$9,419.77	\$20,384.03	\$8,441.21	\$50,559.85
11/30/18	CURRENT 11/10-23/2018	\$349,977.42	\$13,859.29	\$3,499.75	\$0.00	\$332,618.38	\$81,015.68	\$61,969.87	\$134,100.57	\$55,532.27	\$332,618.38
12/10/18	CURRENT 11/24-30/2018	\$1,611,815.26	\$63,828.77	\$16,118.17	\$0.00	\$1,531,868.32	\$373,116.32	\$285,401.19	\$617,597.88	\$255,752.93	\$1,531,868.32
12/21/18	CURRENT 12/1-14/2018	\$83,324.12	\$3,125.48	\$833.23	\$0.00	\$79,365.41	\$19,330.99	\$14,786.51	\$31,997.47	\$13,250.44	\$79,365.41
01/14/19	CURRENT 12/15-31/2018	\$55,196.34	\$1,846.41	\$551.99	\$0.00	\$52,797.94	\$12,859.97	\$9,836.74	\$21,286.36	\$8,814.87	\$52,797.94
01/29/19	INT 10/1-12/31/2018	\$1,167.15	\$0.00	\$0.00	\$0.00	\$1,167.15	\$284.28	\$217.45	\$470.56	\$194.86	\$1,167.15
02/08/19	CURRENT 1/1-31/2019	\$50,281.98	\$1,091.44	\$502.83	\$0.00	\$48,687.71	\$11,858.84	\$9,070.97	\$19,629.25	\$8,128.65	\$48,687.71
03/08/19	CURRENT 2/1-28/2019	\$23,064.84	\$222.31	\$230.64	\$0.00	\$22,611.89	\$5,507.57	\$4,212.80	\$9,116.35	\$3,775.17	\$22,611.89
04/09/19	CURRENT 3/1-31/2019	\$44,936.54	\$0.00	\$449.38	\$0.00	\$44,487.16	\$10,835.71	\$8,288.37	\$17,935.73	\$7,427.35	\$44,487.16
05/03/19	INT 1/1-1/31/2019	\$173.90	\$0.00	\$0.00	\$0.00	\$173.90	\$173.90	\$0.00	\$0.00	\$0.00	\$173.90
05/09/19	CURRENT/DEL INT 4/1-30/2019	\$14,877.08	\$78.54	\$148.77	\$223.79	\$15,030.64	\$3,661.00	\$2,800.35	\$6,059.85	\$2,509.44	\$15,030.64
06/10/19	DEL/DEL INT 4/1-5/31/2019	\$18,872.26	\$0.00	\$188.72	\$0.00	\$18,683.54	\$4,550.74	\$3,480.92	\$7,532.58	\$3,119.31	\$18,683.54
06/28/19	DEL/DEL INT 6/11-12/2019	\$38,876.11	\$0.00	\$388.76	\$0.00	\$38,487.35	\$9,374.34	\$7,170.55	\$15,516.81	\$6,425.65	\$38,487.35
07/23/19	INT 4/1-6/30/2019	\$273.23	\$0.00	\$0.00	\$0.00	\$273.23	\$273.23	\$0.00	\$0.00	\$0.00	\$273.23
TOTAL		\$2,352,477.91	\$86,461.51	\$23,508.67	\$223.79	\$2,242,888.60	\$546,637.36	\$417,787.51	\$904,077.12	\$374,386.60	\$2,242,888.60
Percent Collected		100%									

SERIES 2017A

TOTAL ASSESSMENT LEVY

	\$475,415.22	\$364,006.31	\$765,529.31	\$325,873.80	\$1,930,824.64
	ASSESSED THROUGH COUNTY				
	24.62%	18.85%	39.65%	16.88%	100.00%
	001.300.36300.10000	001.300.36300.10002	025.700.36300.10000	026.700.36300.10000	

DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/PENALTIES	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	Club O&M	2008A DSF Portion	Club Debt	Total
11/20/2018	CURRENT 11/1-9/2018	\$79,886.77	\$3,082.69	\$798.93	\$0.00	\$76,005.15	\$18,714.29	\$14,328.78	\$30,134.36	\$12,827.72	\$76,005.15
11/30/2018	CURRENT 11/10-23/2018	\$188,183.10	\$7,451.96	\$1,881.92	\$0.00	\$178,849.22	\$44,036.96	\$33,717.33	\$70,909.76	\$30,185.17	\$178,849.22
12/10/18	CURRENT 11/24-30/2018	\$1,453,813.98	\$57,570.94	\$14,538.19	\$0.00	\$1,381,704.85	\$340,208.79	\$260,484.19	\$547,815.45	\$233,196.43	\$1,381,704.85
12/21/18	CURRENT 12/1-14/2018	\$65,139.33	\$2,356.79	\$651.38	\$0.00	\$62,131.16	\$15,298.18	\$11,713.20	\$24,633.63	\$10,486.15	\$62,131.16
01/14/19	CURRENT 12/15-31/2018	\$22,319.61	\$662.86	\$223.22	\$0.00	\$21,433.53	\$5,277.45	\$4,040.73	\$8,497.92	\$3,617.43	\$21,433.53
01/29/19	INT 10/1-12/31/2018	\$940.73	\$0.00	\$0.00	\$0.00	\$940.73	\$231.63	\$177.35	\$372.98	\$158.77	\$940.73
02/08/19	CURRENT 1/1-31/2019	\$12,731.30	\$252.08	\$127.33	\$0.00	\$12,351.89	\$3,041.33	\$2,328.62	\$4,897.25	\$2,084.68	\$12,351.89
03/08/19	CURRENT 2/1-28/2019	\$14,584.50	\$144.40	\$145.85	\$0.00	\$14,294.25	\$3,519.59	\$2,694.81	\$5,667.35	\$2,412.50	\$14,294.25
04/09/19	CURRENT 3/1-31/2019	\$41,663.94	\$0.00	\$416.64	\$0.00	\$41,247.30	\$10,156.07	\$7,776.10	\$16,353.64	\$6,961.49	\$41,247.30
05/03/19	INT 1/1-1/31/2019	\$97.00	\$0.00	\$0.00	\$0.00	\$97.00	\$97.00	\$0.00	\$0.00	\$0.00	\$97.00
05/09/19	CURRENT/DEL INT 4/1-30/2019	\$12,716.76	\$0.00	\$127.17	\$216.59	\$12,806.18	\$3,153.19	\$2,414.27	\$5,077.37	\$2,161.36	\$12,806.18
06/10/19	DEL/DEL INT 4/1-5/31/2019	\$13,113.24	\$0.00	\$131.14	\$0.00	\$12,982.10	\$3,196.50	\$2,447.43	\$5,147.12	\$2,191.05	\$12,982.10
06/28/19	DEL/DEL INT 6/11-12/2019	\$30,733.05	\$0.00	\$307.33	\$0.00	\$30,425.72	\$7,491.54	\$5,735.97	\$12,063.13	\$5,135.08	\$30,425.72
07/23/19	INT 4/1-6/30/2019	\$181.51	\$0.00	\$0.00	\$0.00	\$181.51	\$181.51	\$0.00	\$0.00	\$0.00	\$181.51
TOTAL		\$1,936,104.82	\$71,521.72	\$19,349.10	\$216.59	\$1,845,450.59	\$454,604.02	\$347,858.77	\$731,569.96	\$311,417.84	\$1,845,450.59
Percent Collected		100%									