

Palm Glades
Community Development District

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Mauricio Pelaez, Chairman

Edwin Lugo, Vice Chairman

Jesus Vazquez, Assistant Secretary

Bryant Xavier, Assistant Secretary

Tery Baluja, Assistant Secretary

December 10, 2019

Palm Glades

Community Development District

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December 3, 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 **December 10, 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 November 12, 2019 Meeting
3. Ratification of Second Amended Notice of Establishment
4. Ratification of Facility Use Agreement with Lourdes Azcuy for Tutoring and Standardized Test Preparation

Segment II – Workshop Section:

- A. Parking Discussion
- B. Discussion and Consideration of Preliminary Repair Proposal for ADA Ramps
- C. Discussion of Any Other Projects and Workshop Items

Segment III:

5. Authorization or Approvals Requiring Board Action for Items Discussed During Workshop
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Club
 - D. Field Manager
 - E. CDD Manager - Insurance Updates
7. Financial Reports
 - A. Approval of the Check Register
 - B. Balance Sheet and Income Statement
8. Supervisors Requests and Audience Comments
9. 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, November 12, 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
Bryant Xavier	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Luis Hernandez	Governmental Management Services
Andressa Navarette	Governmental Management Services
Scott Cochran	District Counsel
Monica Henning	Clubhouse Director
Kevin McIntyre	Delta Five
Ana Echevia	Delta Five
Sienna Lugo	Resident

Segment I:

FIRST ORDER OF BUSINESS

Ms. Duque called the meeting to order at 6:30 p.m. and called the roll. All Supervisors were present with the exception of Mr. Vazquez and Mr. Baluja. The Pledge of Allegiance was recited.

Roll Call and Pledge of Allegiance

SECOND ORDER OF BUSINESS

Approval of Minutes of the October 8, 2019 Meeting

Ms. Duque: This is the time to make any corrections, additions or deletions to the minutes of the October 8, 2019 meeting. If none, a motion to approve would be in order.

On MOTION by Mr. Xavier seconded by Mr. Lugo with all in favor the Minutes of the October 8, 2019 Meeting were approved as presented.

THIRD ORDER OF BUSINESS**Discussion of Financing Matters
Related to Series 2020 Annexation
Project****• Consideration of Engineer's Report (*Item 3C*)**

Mr. Hernandez: The documents in your agenda package were modified. It is important to indicate, at this point, that anything and everything we talk about is related to the annexed parcel, meaning the property we are going to acquire and the property already in place. The Board allowed the annexation to be part of the District. So what we are going to be presenting is a document pertaining exclusively to that parcel and at the same time, any change as far as the cost of the bonds will be issued exclusively for that piece of land. What you have in front of you is a report prepared by George Graupera, the District Engineer, dated November 12, 2019. The main purpose of this document is to indicate the total cost of all public improvements to be made on that parcel, as reflected on Page 7. Anything else is just information and is not really our concern. It's just for the District Engineer to present. What the District Engineer is indicating at this point is that the total cost of the improvements is \$1,363,800 and what is included within those prices. Keep that in mind. It is important for not only the Board of Supervisors to be aware and for those attending to this meeting, that at the time that the District Engineer presented his report, it indicated that all of the public improvements. If anything was left out of this report, the developer is responsible to finalize the project. At this point in time, unless anyone has any questions, this report just reflects the cost of those public improvements for the annexed area. With all of those understandings, does anyone have any questions? Hearing none, the recommendation or request, at this point, is for the Board to accept the Supplemental Engineer's Report for the Palm Glades CDD (Silver Palms Midtown Annex), dated November 12, 2019.

Mr. Xavier: When is the project expected to be completed?

Mr. Hernandez: We have no idea. What we know is how the financing is going to be handled. For the District to issue bonds, one of the steps is validating the bonds. In other words, going through the legalese and all of the steps to ensure that the District has the ability to issue bonds to pay for those improvements. In the meantime, construction has started on the site and I can get from Lennar the timetable for completion.

Mr. Xavier: I'm just curious.

Mr. Hernandez: It's something that the District is not involved with. It's going to take longer to find an answer than for them to finish the improvements. The developer, Lennar is already working on raising it to that level. For them to do that, they need to put in all of the public infrastructure that they need. So all of that is already taken care of. I know that they are working on the outside improvement, the road and so on and so forth, but I don't know the timetable.

Mr. Xavier: I understand.

Mr. Hernandez: Are there any other questions? If not, I request a motion from the Board to accept the Supplemental Engineer's Report for the Palm Glades CDD (Silver Palms Midtown Annex) dated November 12, 2019.

On MOTION by Mr. Pelaez seconded by Mr. Xavier with all in favor the Supplemental Engineer's Report for the Palm Glades CDD (Silver Palms Midtown Annex), dated November 12, 2019 was approved.

A. Consideration of Engagement Letter with FMSBonds, Inc.

Mr. Hernandez: You received a proposal from FMSBonds to serve as Underwriter. It's the same company that the District used in the past. Once again, the cost for all of these professionals will be paid out of the bond. It will be exclusively for the annexed parcel. If nothing happens, Lennar would be responsible. By making all of these statements, Lennar cannot individually hire those professionals. They need to do it through the District. So we already have an agreement for Lennar, to guarantee that they will be paying for anything related to the annexed parcel. In order for us to validate, we need to have separate professionals hired by the District that would be paid as the bonds are issued. The first one is FMSBonds. They are the Underwriter that Lennar wants to use. Luckily for the District, it's the same company that the District used in the past. A motion to approve the engagement letter would be in order. By approving it, the Board is authorizing the appropriate officials to execute it. Once again, payment for it would be from bond proceeds. Anything additional would be paid by the developer.

On MOTION by Mr. Pelaez seconded by Mr. Lugo with all in favor the Engagement Letter with FMSBonds, Inc. for

Underwriter services to be paid out of the bond proceeds and authorizing the appropriate officials to execute the same was approved.

Mr. Xavier: Do we know how long the bonds are going to be issued for?

Mr. Hernandez: Typically bonds are for 30 years. That is the average time. When we get to the Methodology, we will explain the interest rate that we anticipate at this point. We are at least four months from the actual issuance, so we are just estimating what is going to be taking place. Closer to the issuance, I will provide the specifics so that the Board will be informed.

B. Consideration of Engagement Letter with Greenberg Traurig

Mr. Hernandez: Greenberg Traurig serves as Bond Counsel. They are the same company that assisted the District in the past. They would be assisting the District for this annexed parcel for the Palm Glades CDD, meaning that they are going to prepare the bond documents. That being said, unless anyone has any questions, the recommendation from staff is to move forward with the acceptance of the Greenberg Traurig Engagement Letter, with the understanding that the fees would be paid out of bond proceeds and the developer would be responsible for any additional fees.

On MOTION by Mr. Pelaez seconded by Mr. Xavier with all in favor the Engagement Letter with Greenberg Traurig for Underwriter services to be paid out of the bond proceeds and authorizing the appropriate officials to execute the same was approved.

C. Consideration of Engineer's Report

This item was discussed.

D. Consideration of Assessment Methodology Report

Mr. Hernandez: In your agenda package, is the Preliminary Assessment Methodology, but I was asked to provide a Master Assessment Methodology, so I am distributing the Master Assessment Methodology Report for the Series 2020 bonds for the Palm Glades CDD annexed area, dated November 12, 2019. It's similar to the one you have in your agenda package. The most important part of this report typically and normally

come from the tables, but what I want to indicate to the Board is that it is related. According to Page 2, the annexed area corresponds to approximately 7,19 gross acres of land as described in the Engineer's Report and 43 units will be constructed. I want the Board of Supervisors to ratify everything in this report. Table 1 shows what the developer intends to build on that property. The current intent is for there to be 43 single-family homes. That's it. It's simple and easy. They are not going to be combining it with anything else. The mix from the District side is easier because all of the units are paying equally. Table 2 summarizes what you just approved in the Engineer's Report, in other words, the \$1.3 million. Now that the District knows the maximum amount we need to be paying for the public improvements, the District can estimate what we need to issue the bonds. Based on that and an interest rate of 4.5% for a 30-year bond, the District would need to have on hand, \$1.750 million that we would issue in bonds. The importance of establishing the number is to show how much each unit receives in benefits, which is \$31,000. Table 5 shows how much is going to be allocated from the bonds to each unit. So if the District issued \$1.750 million in bonds, each unit will have \$40,697 in bonds, at the time that the bonds are issued. It is important for the homeowner to know how much they are going to pay. If all of that is going to be followed, they will be paying \$2,492 annually for 30 years. It does not mean that anything has been done to those lots yet. Table 6 takes the existing folios. That parcel is currently divided into folios. Based on the averages of the folios, we will know how much the reallocated principal is for the existing lots. Table 7, takes the same lots, based on the current owners and the annual assessment they are going to be receiving. I thought the reason they were taking all of these steps is that the District, as part of the statute, will be sending letters to the current owner and developer, letting them know what the District is planning, and giving them the option to come to the public hearing and present any comments. That is the simple way to explain the Master Assessment Methodology Report for the Series 2020 bonds for the Palm Glades CDD annexed area, dated November 12, 2019. I don't know if anyone has any questions.

Mr. Xavier: Its pretty good.

Mr. Pelaez: Yes. What happens in the event of excess funds?

Mr. Hernandez: If there are any excess funds, Bond Counsel is working on the Trust Indenture, which defines specifically what will be taking place. Typically and normally, any excess funds are used to pay principal and decrease the amount levied. With that being

said, does anyone have any other questions? Hearing none, I request that the Board approve the Master Assessment Methodology Report for the Series 2020 bonds for the Palm Glades CDD annexed area, dated November 12, 2019

On MOTION by Mr. Pelaez seconded by Mr. Xavier with all in favor accepting the Master Assessment Methodology Report for the Series 2020 bonds for the Palm Glades CDD annexed area, dated November 12, 2019 was approved.

E. Consideration of Resolution #2020-01 Declaring Special Assessments

Mr. Hernandez: Resolution 2020-01 authorizes the District to schedule a public hearing to consider everything that we have presented thus far, which are the Engineer's and Methodology Reports. Mr. Cochran, do you want to give any further explanation?

Mr. Cochran: This is a process that all you followed each time that you have gone through a bond issuance; issuing the bonds for the Clubhouse acquisition and the expansion/annexation. In order to issue bonds and secure those bonds with assessments covering the debt portion on the bonds, you go through this process, which is outlined in the statute. So this is the first step in that process, which is to adopt Resolution 2020-01, the assessment resolution, declaring the special assessments.

Mr. Hernandez: The only difference between the version in your agenda package and the one that I just provided to you is that you have blanks that have to be filled in. For example, the definition of the amounts for the District Engineer, is the total amount that the District anticipated issuing and the total amount of the public improvements.

Mr. Cochran: Correct. Basically, this creates the special assessments that will be imposed to defray the cost of issuing bonds. In other words, it authorizes the District issuing the bonds and authorizes the assessments that will be used to pay the debt on those bonds. That is basically what it does. It refers to the Engineer's and Assessment Methodology Reports that were already approved and sets forth the costs that will be defrayed by the issuance of the assessments and how it will be collected with respect to these 43 units.

Mr. Xavier: So the special assessment is only assessed to those 43 parcels.

Mr. Hernandez: Not only that, the letters and notifications will be sent exclusively to them. No one else will be affected. Part of the process is for the District to prove that no one is going to be affected other than those 43 units.

Mr. Xavier: When we are issuing bonds, who is checking to make sure that we are not overleveraged?

Mr. Cochran: It's a combination of ingredients, but primarily Bond Counsel, Steve Sanford who prepares the bond documents and as Luis eluded to the Trustee through the Trust Indenture, which is Wells Fargo. They will have access to those bond proceeds and would disburse them.

Mr. Hernandez: The mechanism to create checks and balances is based on different entities. So the one who is holding the money is not the one disbursing it. To release the funds, a process must be put into place. So just to give an example, an \$1.8 million distribution is given to the entity holding the funds and would only be disbursed per the resolution from Bond Counsel, indicating what is in that Trust Indenture, who they can pay and how the money needs to be processed. In order for the District to release any construction related funds, there must be a requisition. That requisition is prepared by the District Engineer, indicating the payment has been made. It is signed to certify that the portion and amount that is being approved in that requisition has been certified by them. That document goes to my office and either the Treasurer or myself as Secretary would sign it. Then we would provide it to the Trustee, and they would release the funds if all the requirements have been met.

Mr. Xavier: Okay. Thank you.

Mr. Hernandez: So with that being said, unless anyone has any questions regarding Resolution 2020-01, staff recommends adoption.

On MOTION by Mr. Xavier seconded by Mr. Pelaez with all in favor Resolution 2020-01 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 was adopted.

Mr. Hernandez: Do you have any specific questions?

Mr. Lugo: Yes. What will the renderings look like?

Mr. Hernandez: I don't know the details. I can get you involved with those people and invite them to come and explain the plan to you.

Mr. Pelaez: It looks like there will be landscaping along those sidewalks.

Mr. Hernandez: It will mimic exactly what has been done before and no one will notice what is developed later on. That is the intent. Even the outside houses will mimic what already exists. They are not going to be using any other type of design or bringing in anything new.

Mr. Lugo: The unfortunate thing is that it's not HOA so those homes will all look different.

Mr. Hernandez: We'll see.

Mr. Lugo: All of the homes in Somerset were built by a developer that did not mimic the original design. There will be a huge distinction.

Mr. Hernandez: Hopefully we can do something to make them a high priority level and they will want to follow us.

Mr. Lugo: Hopefully.

F. Consideration of Resolution #2020-02 Calling for a Public Hearing to Impose Special Assessments

Mr. Hernandez: This resolution calls for a public hearing. A letter will have to be sent to the developer, specifically referring to this resolution. The version I am passing out, contains the majority of the plans. The only part that is missing is when the public hearing will be taking place. Using the schedule we currently have, the next meeting is on

December 10, which does not give us the 30 days' notice required by statute. Therefore, unless anyone wants to have a special meeting, the public hearing will be held on January 14th. From my perspective, I would like to have it on January 14th because with the holidays coming up, you don't want to rush. Everyone is back in town and we are back in business.

Mr. Pelaez: Good.

Mr. Hernandez: The part that was left blank is on Page 2, under Item 2. This resolution calls for the public hearing to be held on January 14, 2020 at 6:30 p.m., which is the same time as the regular meeting. A letter will be sent to the developer and property owner, letting them know the existence of all of these documents, what is in these documents, what the District intends to do and allowing them to come to provide any comments. With that being said, if the Board agrees, the resolution will set the public hearing for January 14, 2020. In Exhibit 8, on Page 4, you have the same blank, which is the advertisement. Does the Board have any comments? Hearing none, the recommendation from staff would be for the Board to adopt Resolution 2020-02.

On MOTION Mr. Pelaez by seconded by Mr. Xavier with all in favor Resolution 2020-02 Setting a Public Hearing on January 14, 2020 at 6:30 p.m., at the Silver Palms by Lennar Clubhouse, 23770 SW 115th Avenue, Miami, Florida for the Purpose of Receiving Public Comment on the Levy of 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. was adopted.

G. Consideration of Resolution #2020-03 Authorizing Resolution

Mr. Hernandez: Bond Counsel was not able to join us, but I can present the resolution he prepared. Resolution 2020-03 authorizes the District to issue bonds in an amount not-to-exceed \$1.8 million. At the same time, it provides the parameters, which matches the Master Assessment Methodology, being the 4.5%. The District is issuing that amount of bonds tomorrow. This resolution allows the District to validate. The developer will be telling us exactly what they want to do and at that point, we will know exactly how much the District is going to be issuing in bonds. Once again, the documents for the Indenture were included, describing to the Trustee what needs to be done with all of the

bonds that the District issued. If anyone has any questions, I can call them, but those are the basics of the document. If that is sufficient for the Board, I would ask for a motion to adopt Resolution 2020-03, the authorizing resolution.

On MOTION Mr. Lugo by seconded by Mr. Xavier with all in favor Resolution 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 Any other Political Subdivision Thereof, but Shall be Payable Solely from Special Assessments Assessed and Levied on the Property Within the District Benefitted by the Improvements and Subject to the Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters was adopted.

FOURTH ORDER OF BUSINESS

Ratification of Aquatic Maintenance Services Agreement with Solitude Lake Management, LLC

Ms. Duque: The contract was approved, and we are bringing it back for the public record.

Mr. Xavier: SOLitude Lake Management (SOLitude) is the new company, correct?

Ms. Duque: That is correct.

Mr. Pelaez: Have they done any work.

Ms. Duque: We received our first report of the services provided. Nine lakes were tested for algae, the submerged and floating vegetation. We are very happy with their services. A motion from the Board to ratify the agreement would be in order.

On MOTION by Mr. Xavier seconded by Mr. Lugo with all in favor the Aquatic Maintenance Services Agreement with SOLitude Lake Management, LLC. was ratified.

FIFTH ORDER OF BUSINESS

Ratification of Third Amendment to Agreement with CDI Enterprises, LLC

Ms. Duque: This is the existing agreement for our holiday decorations, which was approved by the Board. We already received compliments from residents, which we are happy to see. As you are aware, the installation took place, and everything is properly working.

Mr. Pelaez: They still have some decorations that would be installed closer to the holidays.

Ms. Duque: That is correct. We have certain items that are part of the Clubhouse decorations that will be put up later in the month. A motion from the Board to ratify the agreement would be in order.

On MOTION by Mr. Lugo seconded by Mr. Pelaez with all in favor the Third Amendment to the Agreement with CDI Enterprise, LLC. for the holiday decorations was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Services Agreement for Supplemental Security Services with Delta Five Security, LLC

Ms. Duque: The Board decided at the last meeting to remove the off-duty police services and add new service patrols with Delta Five Security, LLC. (Delta Five). We received a lot of compliments in terms of the vehicle they are using. Before I turn this over to Kevin, I would like a motion from the Board to ratify this agreement, unless anyone has any questions.

On MOTION by Mr. Xavier seconded by Mr. Pelaez with all in favor the Services Agreement for supplemental security services with Delta Five Security, LLC. was ratified.

Mr. McIntyre: Hey guys! I came by tonight because we wanted to give you some updates. I am distributing crime stats from the Miami-Dade County Police Department. We had two incidents. One was vandalism, which I'm sure you guys are aware of. Someone was running around and throwing mail all over the road. The second incident was regarding a stolen truck. Apparently, as a homeowner pulled up into his driveway, someone with a firearm stole his truck and took off. As you can see in the report, they ended up blowing the tires and the police ended up being called and it turned into a foot chase. It was a little disturbing to say the least. I also provided some samples of their report so you can see the data. As you can see, its extensive. This unit is specifically focused on looking for suspicious behavior or any kind of activity that stands out. We provided two reports. When they find someone suspicious, they track down the address, location where they saw the subjects and the data. The only negative we had so far is when we call the Police Department, they refuse to respond. They explained to us that until an actual crime is taking place, they won't respond.

Mr. Xavier: Kevin, do you know if that's because of lack of resources or just policy?

Mr. McIntyre: To be honest with you, I think it's a mix of both. What they told us under the table is because of people videotaping the officers when they arrive, they are afraid to come into a community. Just because we say that someone looks suspicious, they can't approach that individual and have a conversation. Back when I was in law enforcement, we would do a field investigation where we pulled up next to the guy, to ask him if they lived here and check their ID's, but apparently the policy has gone completely away from that, because everyone is pulling up their cameras now and recording. So it's kind of sad. Just to give you some brief stats, for example, with the crime control, we had 54 suspicious activity alerts. Just in the month of October, we had 54 subjects that we believe were suspicious based on the natural crime objective of how they dress, where they stand and the areas we targeted. The good news is that we received 45 phone calls from residents, which tells you that residents are actually starting to pay attention. When they see something suspicious, they actually call us now, which is great because that

wasn't happening in the past. We actually had 18 major incidents. The police chased down and arrested at least two subjects on the property who were trying to flee. It's getting a little dicey. I even shared with Mauricio that at a property down the street, an officer was stabbed when he was walking through the property and observed someone breaking into a car. We also had 22 police contacts, but they only responded six times. On the HOA side, 1,966 reports were generated; 1,204 were property inspections and there was a mix of watch orders where we check on homes and take pictures. We also are spot patrolling each location. You had four safety hazards, which could've been a damaged tree falling down or a collapsing stop sign. You had 60 illegal dumpings where residents were just throwing their trash out onto the front of the property, not on days that had heavy trash pickup. There were 621 parking violations, 29 unsecured homes and 41 unsecured vehicles. Unsecured means open garage and car doors. We had 18 suspicious activities, 11 welfare checks and 30 house checks for owners that were out of town. I had the pleasure of talking to Edwin for a few minutes earlier this morning and one of the things we discussed was the upcoming holidays. I don't know if you recall from last year, but when FedEx and UPS trucks were coming onto the property, sometimes a thief would follow behind them and as they were dropping off packages, thieves would pick them up. So FedEx, UPS and Amazon changed to non-descriptive vehicles. So they could not be identified. We always followed behind UPS trucks, to make sure no one else was tailing them and stealing the packages. We are not going to be able to identify the UPS drivers because we are going to see random cars driving throughout the property, but we are trying to get the guards to take a picture, when a package is delivered, to show that the package is there. With Amazon, I get an alert that it's there, but it won't prevent someone from coming by and snapping up the package. So we are going to be on high alert. We sent out an email to Yadira earlier, telling residents to be aware that during the holidays, when they order big ticket items, like a laptop, TV, camera, items that cost a lot of money, to not leave them at their door or have someone to pick them up. They should request a signature.

Ms. Duque: That's very important. Yadira won't be assisting us with that. That is something that was done last year. What's important right now is for the community to understand that there are certain standards. We cannot expect every single item that is delivered to have a Delta Five vehicle behind it because that's impossible. So once again,

they are going to try their best and we are going to be using all of the necessary tools. The HOA is helping us to ensure residents are aware that this is a peak time, people take advantage of it and they need to have someone home when packages are delivered or send them to their office instead of their house.

Mr. McIntyre: As an added benefit, I negotiated with Joe to send out a rover during the busiest hours at no charge for Thanksgiving and the day after Christmas.

Mr. Xavier: You will probably have more demand for your services on Black Friday.

Mr. McIntyre: Just during the afternoon hours when most people are home and families will be here. Think about it. You are inside of the house, having food and enjoying yourself, but not paying attention to your cars. So we will bring an extra patrol for free to ride around during Thanksgiving and the day after and Christmas and the day after.

Mr. Xavier: Thank you.

Mr. McIntyre: Are there any other questions?

Mr. Xavier: I think the level of reporting that you guys are able to provide us is awesome so kudos to the team for being able to generate those reports. I would like to monitor some of those stats over time.

Mr. McIntyre: Yes, absolutely.

Mr. Xavier: To identify some trends and have a good pulse of what's going on over a period of time.

Mr. McIntyre: We normally provide a quarterly report. Since we started this project in October, give it three months and then we will be able to give you comparable stats so we can see what our issues are. One thing that I'm really excited about is that vehicle break-ins have gone down to almost zero, due to the patrols. Now that we are seeing suspicious activity and our guys are pulling up to identify them, they are less likely to try to break in now because now we can give a description to the officer. We have a community of seven homes that don't have an HOA. They called us to try to get to get full-time service. When you do the numbers, seven homes paying that fee doesn't make sense. I don't know if you've seen it, but a lot of adults are actually driving kids into gated communities and four or five jump out at a time, checking door handles. Then they are jump back into the cars and leave. It's bad. Miami-Dade was only responding after the theft takes place. So that's what is going on. Are there any questions?

Mr. Pelaez: I told you before that Ana is phenomenal. She greets all of the guards. Now that she is here, I can tell her how pleased we are to have her here and thank her for all of her hard work in keeping this community safe. You guys are doing a great job and we appreciate it!

Ms. Duque: Thank you so much, Kevin and Ana.

Mr. McIntyre and Ms. Echevia left the meeting.

SEVENTH ORDER OF BUSINESS

Ratification of Facility Use Agreement for Tutoring and Standardized Test Preparation with Lourdes Azcuy

Ms. Duque: I'm not aware right now that the program started because the agreement was recently signed. We had a couple of hiccups in terms of the execution of this agreement, but it finally took place. Lourdes is very happy and is looking forward to start. Monica is aware that there is another tutoring program at the facility and will coordinate the schedule for the tutoring and Zumba classes. A motion from the Board to ratify would be in order.

On MOTION by Mr. Pelaez seconded by Mr. Lugo with all in favor the Facility Use Agreement for tutoring and standardized test preparation with Lourdes Azcuy was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Small Project Agreement for Pressure Cleaning with Chandler Contractors, Inc.

Ms. Duque: This item was brought to our attention and the Board of Supervisors approved an amount not-to-exceed. We selected People's Choice, which was the first proposal we saw, but we decided to look into another vendor who was lower than People's Choice, so we will move forward with it. A motion from the Board to ratify would be in order.

Mr. Pelaez: He mentioned when he was out here that he is going to send you an email for a start date in the next couple of weeks.

Ms. Duque: Perfect.

On MOTION by Mr. Xavier seconded by Mr. Lugo with all in favor the Small Project Agreement for pressure cleaning with Chandler Contractors, Inc. was ratified.

NINTH ORDER OF BUSINESS

Ratification of Termination Letter for Recreation Program Agreement with Victory for Youth, Inc.

Ms. Duque: This is the basketball program that we used to have in our Clubhouse. There was a lot of feedback and perhaps some people were happy with the program, but others were not. I was out of the office, but I received several voicemails from residents that were very happy that they can use the basketball court again. I wanted to mention that to the Board because I knew there were mixed feelings about how the community would feel about it.

Mr. Pelaez: It gives more opportunities to the residents.

Ms. Duque: A motion from the Board to ratify would be in order.

On MOTION by Mr. Xavier seconded by Mr. Pelaez with all in favor the termination letter with Victory for Youth, Inc. for the Recreation Program Agreement was ratified.

Ms. Duque: Before we proceed to the workshop, Andi needs to leave early, so I would like to present the Field Manager Report.

- **Field Manager - Monthly Report**

Ms. Navarette: Good evening. It is good to be here again. I have some items to talk about today. I noticed that Julianna provided the report from SOLitude. We just had them test on Friday and they already provided their report. They are very fast and very nice in letting us know what is going on. They said that the lakes are going to take around 60 days to start looking the way they want it to look. So we are going to keep track and watch to see how that progresses.

Mr. Xavier: They tested and picked up debris on top, but they have not cleared it.

Ms. Navarette: The product that they use is different than the prior vendor. It is stronger. It does not just kill what is above the water; it goes under and kills everything. We want the lakes to look better and this is why we are changing direction.

Ms. Duque: I'm sorry to interrupt you, Andi. It's important for the Board to have that knowledge, but when it comes to the report and to the lakes, there are a lot of misunderstandings about the lake. It's actually a retaining pond that is part of the drainage system of the District. That is actually the main purpose of those lakes. We tried to have Florida fauna in those lakes. That makes it not look like a retention pond, but as a lake. There are certain stipulations and guidelines that we need to follow from the South Florida Water Management District (SFWMD) on how we maintain those ponds. You may recall that the services provided by our last vendor were okay because we were on top of it. At the end of the month, the work was completed, but we were having a lot of issues. We need to make sure that those lakes are maintained for use as a retention pond, so it has the ecosystem that they need. The Board received the Service Report and there are a couple of items that they were still checking on. The most important ones are the algae, which during the summer is the worst because that's when the algae reproduce. So we need to keep on top of that. There are also plants that we want to keep and others that we want to remove. So that's part of that program and the agreement that we have with SOLitude. They are doing a really good job and we are already seeing results. In terms of the chemicals, they use certain products. There are certain ones that other companies use, but once again, they need to follow the guidelines of the SFWMD.

Ms. Navarette: Under Attachment A is the field inspection, quality assessment, pest control and wet check reports. There is also a report on work we completed. This month they did the fertilization and prepared the beds for annuals. The annuals were supposed to be installed, but we had a pushback on the delivery, so they should arrive next week. The third week of the tree trimming work was completed. You have a map showing where they are working. Soon we are going to have the fourth week and then the tree work will be completed for this time of year. Under Attachment B, is an encroachment letter that we sent to a resident that has plant material encroaching CDD property. This was one of the big ones that you talked about. The first one was the one that was removed. For this one, we sent the letter as directed by the Board, so they could remove it. If they don't remove it in 30 days, we are going to remove it and send them a bill.

Mr. Duque: This is the direction that the Board gave us for the property in the roundabout. We removed all of the landscape material that was on CDD property and the Board agreed to pay for that work. For certain plant material planted on CDD property, we

are sending this letter, so they have 30 days to remove it. For the rest of the properties, you may recall that the report we presented, is for plants that they planted. It's not the same as the plants in our yards. We face the roundabout, so we expect this process to be an easy one, meaning the residents must comply with it. We try to follow up and make our Landscape Supervisor or Field Supervisor or myself knock on doors to explain the situation to the residents. As Andi mentioned, unless anyone has any question about those letters, we will continue to do them for the rest of the properties.

Mr. Pelaez: Can you keep an eye on the property where we removed the landscaping? They have been parking on the grass in the circle, so I told Delta to keep an eye on it, but the grass is dying because they have been parking their vehicles there. If you go there now, it's all brown. I was hoping that it would fill in, but if not, Delta has some pictures. At that point, it needs to be their responsibility. When you look at the circle, you will see the dead grass right on the edge. It looks bad.

Mr. Lugo: Is it the house across from it?

Mr. Pelaez: This is the one where all of the landscaping was removed. I have a picture showing that it's brown there because of parked cars.

Ms. Duque: We will follow up.

Mr. Pelaez: I was going by fast, but it looks bad.

Ms. Duque: We will make sure that's being addressed with the resident.

Ms. Navarette: The next item is that we are going to go for proposals. First, I would like to mention that the work from the last set of proposals were completed; the Ligustrum tree and Weeping Hibiscus. I do not have pictures, but I will include them in my next report because they came in late. At this time, we will discuss the proposals in Attachment C. Juliana asked me to review the two first, which the Board would not approve tonight. The third one is for Black Olives. The Board approved a not-to-exceed of \$1,000. We went back to BrightView, but they gave us a proposal for \$1,500, so we obtained a proposal from another vendor, Tony's Landscape (Tony's) for \$600. We went with that proposal and the work was completed.

Ms. Duque: You may recall that it had a couple of items that we want to remove. We appreciate the tremendous job that Edwin is doing with Dennis during the drive throughs. The suggestion was to remove the Black Olives and the Board approved an amount not to exceed \$1,000, but when Dennis and Andi went back to BrightView, their proposal, which

was attached, was \$1,592.43. So they went to Tony's, who is our current landscape vendor for the Clubhouse. They offered to do the same job for \$600, so they were authorized to proceed.

Mr. Pelaez: Very good.

Ms. Navarette: They did an amazing job and were very fast. After that we have three proposals that were revised from last month. It was for lake railings and an ADA ramp on 113th Avenue, in the west side median.

Mr. Pelaez: Is the first estimate for \$315.53?

Ms. Duque: No, it's for \$1,976.

Ms. Navarette: We are working on the replacements.

Ms. Duque: We are bringing those to your attention and revising the amount and the work that has been done here. Those three proposals were for items they noticed during the drive throughs for enhancements that perhaps the community needs in terms of landscaping. I don't know how the Board feels about those three proposals and if there is a need. The one that I strongly recommend is the one for the lake railing on 113th Avenue.

Mr. Pelaez: This is for the parking in the middle.

Ms. Duque: Yes. The other ones were for the west side median. We would like to remove old Trinates and install new plant material. I haven't been on those drive throughs, so I don't know if Edwin has any input. The one on the west side is \$3,192.52. We did a lot of landscape enhancements during the past couple of months and I have been telling the Board that I would like to do those enhancements, but we need to be very careful with the allocation. We also need to wait until the work is completed to pay the invoices we already approved. That's my approach. If you feel that it should be different, it's up to the Board to guide us on how to proceed.

Mr. Pelaez: I know Edwin has been working hard on this and we need some feedback. Do we want to ask Tony for a quote?

Mr. Lugo: I would like to see a quote from Tony.

Ms. Duque: I think you guys did a tremendous job. Once again, they were very conservative. Remember that Dennis fought for those amounts and he received a lot of discounts. They got good deals and the community looks pretty; however, I would like to get additional bids. Tony helped us a lot when it comes to getting other bids. Regarding the Black Olives, Dennis had a very strong conversation with the Branch Manager.

Mr. Pelaez: We would have too many landscape vendors. At least Tony's takes care of the Clubhouse, but if we bring another company in, we can get quotes, but let's consider Tony's.

Ms. Navarette: I think it's valid what we tried to do. Projects where we don't have a contract, we can shop for. If they don't do their best, we are going with another vendor.

Mr. Lugo: It keeps them honest.

Mr. Pelaez: Exactly.

Ms. Duque: I think what's important is to show them that when you have different vendors working for the same client, they start pointing fingers at each other. So if we bring another vendor in for the plants and something happens with the plants, they will say it's because of the new vendor. So we need to be very careful with that. The practice is good because that will show BrightView that we are open to receive other proposals.

Mr. Lugo: We definitely need to do it, but it's not something that's pressing or urgent. It's something that's going to happen over time.

Mr. Pelaez: Okay.

Mr. Lugo: It can wait.

Mr. Pelaez: So you guys can work on getting quotes.

Ms. Navarette: We will get some quotes from Tony for 113th Avenue and the west side median. We need to look at the ADA ramps.

Ms. Duque: I drove through the community and looked at all our ADA ramps and created a map identifying the locations of the ramps that needed immediate attention or certain attention. You might recall that we already replaced or repaired some of them. Nevertheless, there are some that need to be painted or fixed. There are three different sections without ADA ramps. For those, I think it's important to be very proactive and make sure that we have that completed. I received those proposals when I was out, so I have a mixed feeling that we should move forward with this right now and approve a not-to-exceed. The Board received an estimate from Ortiz Construction to make the same repairs in the amount of \$3,350. The same map with the same repairs were provided to all of the vendors and we received another one from Driveway Maintenance Repairs, which is the company that helped us to do all of the repairs on the guest parking spaces, where we restriped all of that area. The amount they provided was \$38,640.

Mr. Pelaez: Obviously there is a huge difference. There is no apples-to-apples here.

Ms. Duque: Correct.

Mr. Pelaez: I see that they have 54 units.

Ms. Duque: Correct.

Mr. Pelaez: They probably just counted all of your ramps.

Ms. Duque: That's exactly right.

Mr. Pelaez: There are 54.

Ms. Duque: Correct. My concern is that there is a big difference. I know that the Ortiz proposal is exactly what was provided in here because it's the same work that we did. Driveway Maintenance Repairs counted 51 ramps because we have an account with them. We requested another vendor, which is Chandler Contractors, who worked with us on different items. He has done a really good job, but we did not receive a proposal from him. That's pending. So it's going to be up to the Board. I think this is a lot of money and I really don't understand why we have this. Once again, this was before I left so I didn't have the opportunity to get feedback in terms of the amount. I know that this is a fair amount, compared to what we paid. I think that payment was made last month for a couple of ramps and some street signs that were repaired. I don't know if the Board wants to approve a not-to-exceed amount and wait for Chandler's proposal. If Chandler Contractors is higher than the amount that the Board approved, we will bring it back at the next meeting, unless the Board wants to move forward with any specific vendor. I just don't want us to wait too long. That's my concern.

Mr. Lugo: The quotes are entirely different.

Mr. Pelaez: That's the thing. This price sounds great to me, but it doesn't match the number of ramps. I don't want you to be off on your number. Is he fixing all of these?

Mr. Lugo: No. Ortiz isn't doing any concrete work. That's the big difference.

Ms. Duque: That's why I'm saying we should wait because I couldn't talk to him. There are sections where we don't even have a ramp.

Ms. Navarette: It is tough.

Ms. Duque: There are two ways to do those ramps. Sometimes they are on concrete. You will see concrete with little shapes.

Mr. Pelaez: Yellow bumps.

Ms. Duque: That's what is being used by the majority of the developers and its being done that way now. The other way was to have a heavy metal on top of it, but some

of it needs to be removed, which is expensive. The other option is just to paint them. So this amount to me doesn't sound crazy. I agree with Mauricio that the scope of work needs to be revised. In terms of the amount and the experience of the vendor working on these types of repairs, it's close to that amount. That's why I'm saying that maybe we need to look at other vendors. In terms of the work, unless you want to do something that's out of this world, we don't have to. We just have to paint the ones that we are missing because the shape is already built into the concrete or replace the pad. We are only missing three. For those, the cheapest way of doing it is to replace the pad.

Mr. Xavier: So do we want to back to Driveway Maintenance Repairs and ask them about the scope of work?

Ms. Duque: I already did, and I was hoping to have a response before the meeting, but I didn't receive one.

Mr. Pelaez: I think that I would like it to be clear. It sounds great, but I just don't want any misunderstandings. If its 54 sections, like if there are 54 stars, I don't feel like we need 54 pictures before and after on what we are doing. How do we clear it with them? I think his proposal needs to say, "As per the 54 stars," so he can come back and say, "Hey listen, you only told me 20 to 27 things." If \$3,300 solves all of your issues, it sounds great, but it doesn't look right.

Ms. Navarette: We can get the bid sheet.

Mr. Xavier: Right now, we have to revise one proposal.

Mr. Pelaez: I don't exactly know what needs to be done and maybe we need to clarify it with them.

Ms. Navarette: One proposal is saying the quantity of the ramps and the other one does not. So we just need to clarify that.

Ms. Duque: Let's do that. Let's go back to the vendors and go from there.

Mr. Xavier: I think so.

Mr. Pelaez: Hopefully he can do it for this amount. That would be great. Maybe we need something more descriptive.

Ms. Navarette: Maybe he can say, "As per the attached map," because then we have the map. I'm good with the pictures, but I do want to compare it.

Mr. Pelaez: It needs to be clear.

Ms. Navarette: He has to work on 54 ramps. Chad has the same map so we can get his proposal and come back.

Mr. Lugo: Guys, I have a situation and have to leave. So I guess that I'm breaking the quorum.

Mr. Cochran: Yes. If it's a workshop, we can conduct workshop business.

Ms. Duque: Andi, did you complete your report?

Ms. Navarette: Yes.

Mr. Lugo: Can I attend by phone?

Ms. Duque: Not for a quorum. We need for you to be present.

Mr. Lugo: I can drive home and come back.

Ms. Duque: That's what I was going to suggest. We can go to the workshop session.

Ms. Navarette: I have nothing else to report.

Ms. Duque: At this time, we are proceeding to the workshop.

Segment II: Workshop Section:

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

≈ Discussion of Projects and Workshop Items

Segment III:

TENTH 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 food truck event for November 22nd from 6:30 p.m. to 9:30 p.m. A motion from the Board to approve the proposal from Live305 in the amount of \$2,500 would be in order.

On MOTION by Mr. Xavier seconded by Mr. Pelaez with all in favor the proposal from Live305 in the amount of \$2,500 was approved.

Ms. Duque: The next item is the other event, the holiday event for December 21st from 12:00 p.m. to 3:00 p.m. There are proposals from Live305 and Mega Party Rental for

bounce houses in the amount of \$3,071.60. We will have a DJ, Santa and the Grinch. We are removing the snow and face painters from Live305. A motion from the Board to approve the proposals would be in order.

On MOTION by Mr. Pelaez seconded by Mr. Xavier with all in favor the proposals from Live305 and Mega Party Rental for the holiday event in the amount of \$3,071.60 was approved.

Ms. Duque: During the workshop, Monica also gave us some updates on the work orders. We received repair and maintenance items from Chandler Contractors in the amount of \$650. It was explained during the workshop that those items were discussed by Clubhouse staff and Mauricio and they were presented to me and we approved them. It is part of the repairs and maintenance. The next item is the proposal from Chandler's Construction for roof repairs and maintenance in the amount of \$4,500. If the Board would like to proceed with those repairs, a motion to approve would be in order.

On MOTION by Mr. Xavier seconded by Mr. Lugo with all in favor the proposal from Chander's Construction for roof repairs and maintenance in the amount of \$4,500.60 was approved.

Ms. Duque: The next item is the estimate from Miami Pool Tech in the amount of \$722.60 for the spa jets. A motion from the Board to approve the estimate would be in order.

On MOTION by Mr. Lugo seconded by Mr. Xavier with all in favor the estimate from Miami Pool Tech for the spa jets in the amount of \$722.60 was approved.

Ms. Duque: The next item is the proposal from Miami Pool Tech for the pool motor and spa jets in the amount of \$1,365. A motion from the Board to approve it would be in order.

On MOTION by Mr. Lugo seconded by Mr. Xavier with all in favor the proposal from Miami Pool Tech for the pool motor and spa jets in the amount of \$1,365 was approved.

Ms. Duque: The next item is the proposal from ARK Solvers for Wi-Fi for the interior of the Clubhouse, including wireless access points of the Gym and Grand Room in the amount of \$2,439.59. This is an amount not-to-exceed because Mauricio and Monica will get with ARK Solvers to try to get some discounts. A motion from the Board to approve would be in order.

On MOTION by Mr. Xavier seconded by Mr. Lugo with all in favor the proposal from ARK Solvers for Wi-Fi for the interior of the Clubhouse, including wireless access points of the Gym and Grand Room in an amount not-to-exceed \$2,439.59 was approved.

Ms. Duque: The next item is the proposal from KW Property Management to include 30 hours per week for the maintenance Supervisor. The cost will be shared by the CDD and HOA. The HOA will be responsible for 25% and the CDD will be responsible for 75%. So, a motion from the Board to approve the proposal would be in order. Let me mention before the motion that Mauricio and I met with Nick and Monica to try to get the scope of work organized by the next meeting. We will also authorize with this motion for District Staff and District Counsel to draft the amendment to the existing agreement. A motion to approve would be in order.

On MOTION by Mr. Lugo seconded by Mr. Bryant with all in favor the proposal from KW Property Management for providing a Maintenance Supervisor 30 hours per week with the HOA paying 25% and the CDD paying 75% was approved.

Ms. Duque: The next item is to remove condensation from the smoke detectors in the amount of \$1,200. A motion from the Board to approve would be in order.

On MOTION by Mr. Xavier seconded by Mr. Lugo with all in favor the proposal to remove condensation from the smoke detectors in the amount of \$1,200 was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Cochran: I don't have anything to report, unless there are any questions.

Ms. Duque: Thank you so much, Scott.

B. Engineer

Ms. Duque: The District Engineer had no report.

C. Club

1) Monthly Report

Ms. Duque: Is there anything to report?

Ms. Henning: My items were handled during the workshop.

Ms. Duque: I would like to mention for the record that Monica is doing a great job and we received good feedback. So congratulations Monica and welcome.

Ms. Henning: Thank you.

2) Consideration of Quotes from ARK Solvers

This item was discussed earlier at this meeting.

D. Field Manager - Monthly Report

This item was discussed earlier at this meeting.

E. CDD Manager

Ms. Duque: I have nothing to report.

TWELFTH ORDER OF BUSINESS

Financials Reports

A. Approval of Check Register

B. Balance 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 from the Board to approve these items would be in order.

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

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisors requests?

Mr. Lugo: I'm not available Thanksgiving week starting on November 26th.

Ms. Duque: We are not off. We are going to be working that day.

Mr. Xavier: There is one issue that I would like to address, and I don't know if this is the right venue, but on SW 243rd Terrace, directly in front of my home, a car or truck had an oil spill in the middle of the street. It looks bad. I don't know what the procedure is for that. I don't know if there is anything we can do about that.

Ms. Duque: The CDD does not own the roads or sidewalks, but we can report it. Are you sure it was oil?

Mr. Xavier: It looks like an oil spill from a truck. I can take pictures.

Ms. Duque: If you can do that or send it to me or when I'm down here this week, I can drive by and take some pictures. Maybe we can send something to Miami-Dade County.

Mr. Xavier: Thank you.

Ms. Duque: There are no audience comments because no audience is present.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

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ESTABLISHED 1977

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'OF COUNSEL'
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL

STEVEN F. BILLING, 1947-1998
HAYWARD D. GAY, 1943-2007

November 13, 2019

VIA FEDERAL EXPRESS

Clerk of Court
22 N.W. First Street
First Floor - Recording Dept.
Miami, Florida 33128

**Re: Palm Glades Community Development District ("District")
Second Amended Notice of Establishment**

Dear Sir/Madam:

Enclosed please find an original Second Amended Notice of Establishment of the Palm Glades Community Development District for recording in the Public Records of Miami-Dade County, Florida, pursuant to the requirements of Section 190.0485, Florida Statutes. At your earliest convenience, please return the original recorded instrument to me in the enclosed self-addressed, stamped envelope. A check in the amount of \$137.50 is enclosed for your recording fee.

Your attention to this matter is greatly appreciated.

Very truly yours,

MICHAEL J. PAWELECZYK
For the Firm

MJP/lg
Enclosures (3)

cc: Juliana Duque, District Manager (via email only)
Jennifer McConnell, GMS (via email only)

This instrument prepared by or under the supervision of (and
after recording should be returned to):

(Space reserved for Clerk of Court)

Name: Michael J. Pawelczyk, Esq.
Address: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

SECOND AMENDED NOTICE OF ESTABLISHMENT OF THE PALM GLADES COMMUNITY DEVELOPMENT DISTRICT

This Second Amended Notice of Establishment is recorded pursuant to the requirements of Section 190.0485, Florida Statutes, and amends the Notice of Establishment of the Palm Glades Community Development District recorded at Official Records Book 23995, Pages 2598-2604 of the Public Records of Miami-Dade County, Florida and the Amended Notice of Establishment of the Palms Glades Community Development District recorded at Official Records Book 26089, Pages 1609-1619 in the Public Records of Miami-Dade County, Florida.

The Palm Glades Community Development District was established by virtue of Ordinance No. 05-181 of the Board of County Commissioners of Miami-Dade County, Florida (the "County"), enacted on October 18, 2005 and effective October 28, 2005. The boundaries of the District were expanded and contracted by virtue of Ordinance No. 07-161 of the County, enacted on November 6, 2007 and effective November 16, 2007. The boundaries of the District were further subsequently expanded by virtue of Ordinance No. 19-99, of the County, enacted on October 29, 2019 and effective November 8, 2019, to add those lands described in Exhibit "A" to the boundaries of the District. Effective November 8, 2019, the amended legal description of the Palm Glades Community Development District is attached hereto and incorporated by reference herein as Exhibit "B".

THE PALM GLADES COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

By:



Dennis E. Lyles, District Counsel

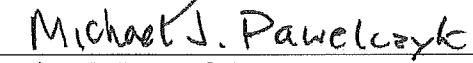
Palm Glades Community Development District

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 13th day of November, 2019,
by DENNIS E. LYLES as District Counsel of the Palm Glades Community Development
District. He is personally known to me.



Signature of Notary Public



Printed Name of Notary

Notary Public, State of Florida

(SEA)

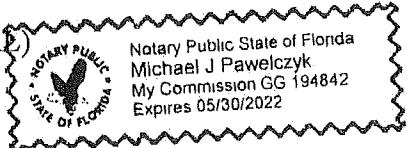
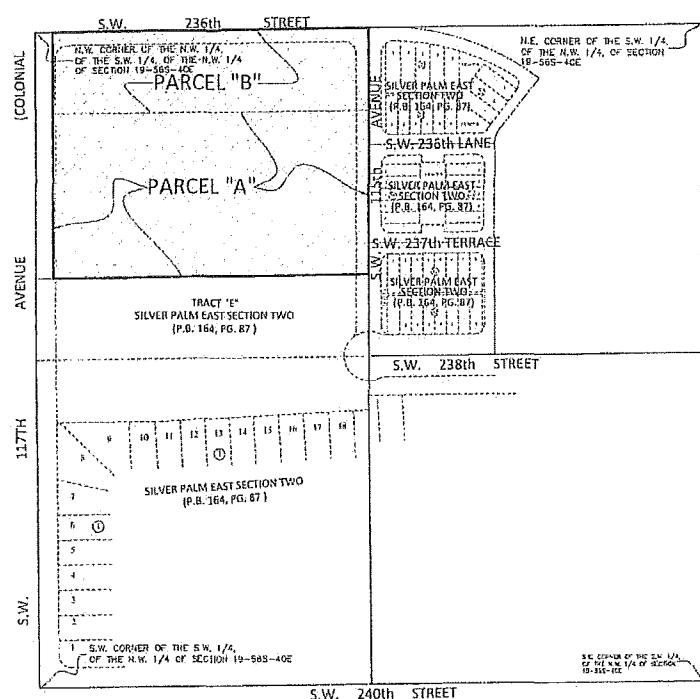


Exhibit "A"

**Lands Added to the District pursuant to Ordinance 19-99
of the Board of County Commissioners of Miami-Dade County, Florida**



LOCATION MAP

SOUTHWEST 1/4, NORTHWEST 1/4 OF
SECTION 19, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
 - 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
 - 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of Title Policy will need to be made to determine recorded instruments, if any affecting this property.
 - 4) -North arrow direction and Bearings shown hereon are based on assumed value of N00°32'20"W along the East Line of N.W. 1/4, S.W. 1/4, N.W. 1/4 OF Section 19-56-40 of Miami-Dade County, Florida.
 - 5) -The Sketch and Legal Description shown herein is based on the information provided by the Client.
 - 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE.

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc. L.B.

Date: February 27th, 2019

Satorra-A
Revision:

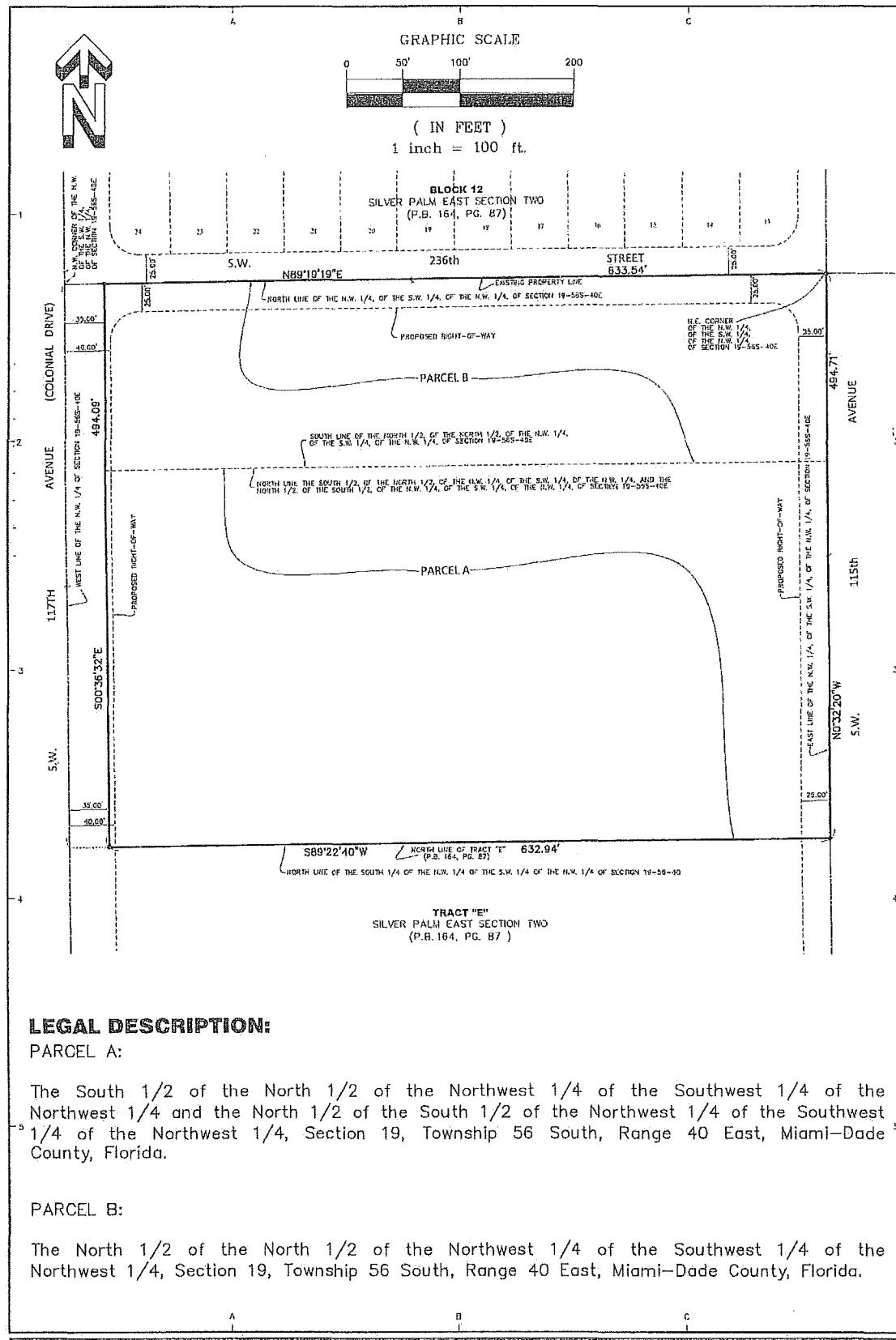
By: Ricardo Rodriguez, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No.5936

PALM GLADES CDD EXPANSION



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

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	LOCATION MAP AND SURVEYOR'S NOTES		
PREPARED FOR:	LENNAR HOMES, LLC		
DRAWN BY:	R.R.	DATE:	FEBRUARY 27th, 2019
DRAWN CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT NO.:	18-063-1000
			1 of 2 SHEETS



LEGAL DESCRIPTION:

PARCEL A:

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, Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.

PARCEL B:

The North 1/2 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.

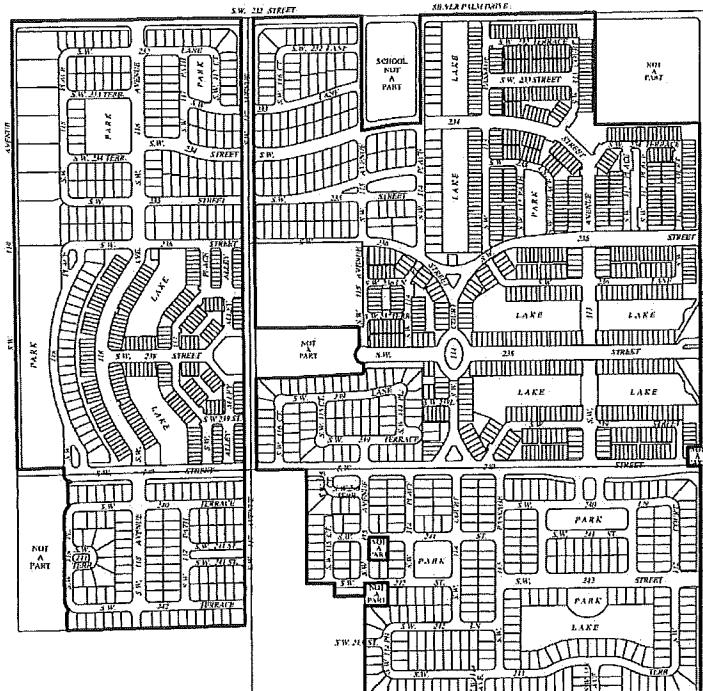


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PREPARED FOR:	LENNAR HOMES, LLC		
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DRG. CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT No.:	18-063-1000

Exhibit "B"

Amended Legal Description of the Palm Glades Community Development District

**LOCATION MAP**

SECTION 19, TOWNSHIP 56 SOUTH, RANGE 39 EAST
 SECTION 24, TOWNSHIP 56 SOUTH, RANGE 40 EAST
 MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of Title Policy will need to be made to determine recorded instruments, if any affecting this property.
- 4) -North arrow direction and Bearings shown hereon are based on assumed value of N00°32'20"W along the East Line of N.W. 1/4, S.W. 1/4, N.W. 1/4 OF Section 19-56-40 of Miami-Dade County, Florida.
- 5) -The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc. L.B. #6557

Date: February 27th, 2019

Revision: May 30th, 2019 (Revised as per County's
Comments)

By: Ricardo Rodriguez, P.S. for the Firm
Professional Surveyor and Mapper
State of Florida, Registration No. 5936

PALM GLADES CDD DISTRICT BOUNDARIES

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PREPARED FOR	LENNAR HOMES, LLC		
DRAWN BY: R.R.	DATE: FEBRUARY 27th, 2019	SHEET:	1 OF 10 SHEETS
DNC CHECKED BY:	SCALE: AS SHOWN		
CHECKED BY:	PROJECT No: 18-063-1001		

A B C

Exhibit A

LEGAL DESCRIPTION

SILVER PALM GLADE EAST
LEGAL DESCRIPTION

A portion of the West $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida; SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 23, at Page 22; AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 31, at Page 58; 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 48, at Page 28; FLORENCIA B HOLFERTY'S FARM, according to the plat thereof recorded in Plat Book 51, at Page 24, and the Rights-of-Way of S.W. 239th Terrace, S.W. 241st Street and S.W. 242nd Street, as shown on the above plats, all as recorded in the Public Records of Miami-Dade County, Florida, all being more particularly described as follows:

- Commence at the Northeast corner of the SW $\frac{1}{4}$ of said Section 19;
1. thence S89°28'16"W along the North line of the said SW $\frac{1}{4}$ of Section 19 for 50.00 feet to a point that is 50.00 feet West of, as measured at right angles to, the East line of the said SW $\frac{1}{4}$ of Section 19, said point being the POINT OF BEGINNING of the parcel herein described;
 2. thence from the above established Point of Beginning run S00°17'33"E along a line that is 50.00 feet West of, and parallel with, the said East line of the SW $\frac{1}{4}$ of Section 19, for 1,320.68 feet to a point on the South line of the NE $\frac{1}{4}$ of the said SW $\frac{1}{4}$ of Section 19, said point also lying on the North line of the plat of MANGUS SUBDIVISION SECTION ONE, according to the plat thereof recorded in Plat Book 156, at Page 94, of the Public Records of Miami-Dade County, Florida;
 3. thence S89°23'29"W along the said South line of the said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19 and South line of the NW $\frac{1}{4}$ of the said SW $\frac{1}{4}$ of Section 19, and along the said North line of MANGUS SUBDIVISION SECTION ONE, the plat of MANGUS SUBDIVISION SECTION TWO, according to the plat thereof recorded in Plat Book 159, at Page 50 and the boundary line of the plat of SUMMERVILLE SUBDIVISION, according to the plat thereof recorded in Plat Book 162, at Page 44, of the Public Records of Miami-Dade County, Florida, for 1,945.10 feet to a point, said point being the Southwest corner of the SE $\frac{1}{4}$ of the said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19;
 4. thence N00°32'22"W along the West line of the said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, and along the said boundary line of the plat of SUMMERVILLE SUBDIVISION, for 528.74 feet to the Southwest corner of Tract 5 of the said plat of AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
 5. thence N89°24'20"E along the South line of said Tract 5 of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 132.00 feet;

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FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
sheet name:	LEGAL DESCRIPTION		
PREPARED FOR:	LENNAR HOMES, LLC		
DRAWN BY: R.R.	DATE: FEBRUARY 27th, 2019	SHEET:	2 OF 10 SHEETS
DWG. CHECKED BY:	SCALE: N/A		
CHECKED BY:	PROJECT NO: 18-063-1001		

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**SILVER PALM GLADE EAST
LEGAL DESCRIPTION CONTINUED**

6. thence N00°32'22"W, parallel with the West line of said Tract 5 of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 132.24 feet to a point on the centerline of said S.W. 242nd Street;
7. thence S89°24'38"W along the said centerline of S.W. 242nd Street for 132.00 feet to the end of said centerline, said point lying on the West line of the East ¼ of the NW ¼ of the said SW ¼ of Section 19;
8. thence N00°32'22"W along the said West line of the East ¼ of the NW ¼ of the SW ¼ of Section 19 for 25.00 feet to the Southwest corner of Tract 1 of said FLORENCIA B HOLFERTY'S FARM;
9. thence continue N00°32'22"W along the West line of the East ¼ of the NW ¼ of the SW ¼ of Section 19 and along the West line of said Tract 1 of FLORENCIA B HOLFERTY'S FARM for 215.06 feet to the Northwest corner of said Tract 1 of centerline, said point lying on the West line of the East ¼ of the NW ¼ of the said SW ¼ of Section 19;
10. thence N89°26'18"E along the North line of said Tract 1 of FLORENCIA B HOLFERTY'S FARM and along the said South Right-of-Way line of S.W. 241st Street for 25.00 feet;
11. thence S00°32'22"E for 107.00 feet;
12. thence N89°26'18"E for 107.65 feet;
13. thence N00°32'22"W for 132.00 feet to a point on the centerline of said S.W. 241st Street;
14. thence S89°26'18"W along the said centerline of S.W. 241st Street for 132.65 feet to the end of said centerline;
15. thence N00°32'22"W for 25.00 feet to the Southwest corner of Tract 1 of the said AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
16. thence continue N00°32'22"W along the West line of said Tract 1 of the said AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 110.31 feet to a point that is 292.00 feet South of, as measured at right angles to, the said North line of the SW ¼ of Section 19;
17. thence S89°28'16"W along a line that is 292.00 feet South of, and parallel with, the said North line of the SW ¼ of Section 19 for 333.28 feet to a point on the West line of the NB ¼ of the NW ¼ of the said SW ¼ of Section 19;
18. thence N00°34'50"W along the said West line of the NE ¼ of the NW ¼ of the SW ¼ of Section 19 for 262.00 feet to a point on the said North line of the SW ¼ of Section 19;

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SHEET NAME:	LEGAL DESCRIPTION
PREPARED FOR:	LENNAR HOMES, LLC
DRAWN BY: R.R.	DATE: FEBRUARY 27th, 2019
DRW. CHECKED BY:	SCALE: N/A
CHECKED BY:	PROJECT No: 18-063-1001
	3 OF 10 SHEETS

A B C

**SILVER PALM GLADE EAST
LEGAL DESCRIPTION CONTINUED**

19. thence N89°28'16"E along the said North line of the SW ¼ of Section 19 for 333.46 feet to the Northwest corner of the said Tract 1 of the said AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
20. thence continue N89°28'16"E along the said North line of the SW ¼ of Section 19 and along the said North line of Tract 1 of the said AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 333.46 feet to the Southwest corner of Tract 7 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
21. thence N00°30'14"W along the West line of said Tract 7 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS and its extension for 157.01 feet to the Southwest corner of Tract 6 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
22. thence N89°27'22"E along the South line of said Tract 6 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 103.00 feet;
23. thence N00°30'14"W for 107.04 feet to a point on the North line of said Tract 6 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
24. thence S89°26'28"W along the said North line of Tract 6 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 103.00 feet to the Northwest corner of said Tract 6 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, said point lying on the East line of the West ½ of the SE ¼ of the SW ¼ of the NW ¼ of said Section 19;
25. thence N00°30'14"W along the said East line of the West ½ of the SE ¼ of the SW ¼ of the NW ¼ of said Section 19 for 315.98 feet to a point;
26. thence S89°28'16"W along a line that is parallel with the said South line of the NW ¼ of Section 19 for 333.82 feet to a point on the East line of the SW ¼ of the said SW ¼ of the NW ¼ of Section 19;
27. thence N00°32'20"W along the said East line of the SW ¼ of the SW ¼ of the NW ¼ of Section 19, radial to the next described curve, for 29.61 feet to a point on a circular curve concave to the Northeast;
28. thence Southwesterly, Westerly, Northwesterly, Northerly and Northeasterly, along said curve to the right, having for its elements a radius of 50.00 feet and a central angle of 138°11'23" for an arc distance of 120.59 feet to a point of reverse curvature;
29. thence to the left along said curve, having for its elements a radius of 25.00 feet and a central angle of 48°11'23" for an arc distance of 21.03 feet to the point of tangency;

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TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION	
SHEET NAME: LEGAL DESCRIPTION	
PREPARED FOR: LENNAR HOMES, LLC	
DRAWN BY: R.R.	DATE: FEBRUARY 27th, 2019
DRAWN CHECKED BY:	SCALE: N/A
CHECKED BY:	PROJECT No: 18-063-1001
	4 OF 10 SHEETS

A B C

**SILVER PALM GLADE EAST
LEGAL DESCRIPTION CONTINUED**

30. thence N00°32'20"W for 108.96 feet to a point on the North line of the South ¼ of the NW ¼ of the said SW ¼ of the NW ¼ of Section 19;
31. thence N89°22'40"E along the said North line of the South ¼ of the NW ¼ of the SW ¼ of the NW ¼ of Section 19 for 25.00 feet to the Southwest corner of the North ¼ of the West ½ of the NE ¼ of the said ¼ of Section 19;
32. thence N00°32'20"W along the West line of the said NE ¼ of the SW ¼ of the NW ¼ of Section 19 for 494.71 feet to the Northeast corner of the said NE ¼ of the SW ¼ of the NW ¼ of Section 19;
33. thence S89°19'19"W along the North line of the said SW ¼ of the NW ¼ of Section 19 for 633.54 feet to a point that is 35.00 feet East of, as measured at right angles to, the West line of the said NW ¼ of Section 19;
34. thence N00°36'32"W along a line that is 35.00 feet East of, and parallel with, the said West line of the NW ¼ of Section 19 for 1,317.58 feet to a point on the North line of the said NW ¼ of Section 19;
35. thence N89°10'24"E along the said North line of the NW ¼ of Section 19 for 635.16 feet to the Northeast corner of the NW ¼ of the NW ¼ of the said NW ¼ of Section 19;
36. thence S00°32'20"E along the East line of the said NW ¼ of the NW ¼ of the NW ¼ of Section 19 and its extension for 675.54 feet to a point on a circular curve concave to the Southeast, said point bearing N15°53'18"W from the center of said curve;
37. thence Northeasterly, along said curve to the right, having for its elements a radius of 1,050.00 feet and a central angle of 08°26'09" for an arc distance of 154.60 feet to the point of tangency;
38. thence N82°32'51"E for 60.18 feet to a point of curvature of a circular curve to the right;
39. thence to the right along said curve, having for its elements a radius of 700.00 feet and a central angle of 06°30'00" for an arc distance of 79.41 feet to the point of tangency;
40. thence N89°02'51"E for 44.19 feet to a point on the West line of the East ½ of the NE ¼ of the said NW ¼ of the NW ¼ of Section 19;
41. thence N00°30'14"W along the said West line of the East ½ of the NE ¼ of the said NW ¼ of the NW ¼ of Section 19 for 634.77 feet to the Northwest corner of the said West line of the East ½ of the NE ¼ of the said NW ¼ of the NW ¼ of Section 19;
42. thence N89°10'24"E along the said North line of the NW ¼ of Section 19 for 1,015.38 feet to a point that is 660.00 feet West of, as measured at right angles to, the East line of the said NW ¼ of Section 19;

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DRAWN BY: R.R.	DATE: FEBRUARY 27th, 2019	SHEET:	
DWG. CHECKED BY:	SCALE: N/A		
CHECKED BY:	PROJECT No: 18-063-1001		
		5	OF 10 SHEETS

SILVER PALM GLADE EAST
LEGAL DESCRIPTION CONTINUED

- 43. thence S00°19'47"E along a line that is 660.00 feet West, and parallel with, the said East line of the NW ¼ of Section 19 for 660.02 feet to a point that is 660.00 feet South of, as measured at right angles to, the said North line of the NW ¼ of Section 19;
- 44. thence N89°10'24"E along a line that is 660.00 feet South of, and parallel with, the said North line of the NW ¼ of Section 19 for 610.02 feet to a point that is 50.00 feet West of, as measured at right angle to, the said East line of the NW ¼ of Section 19;
- 45. thence S00°19'47"E along a line that is 50.00 feet West of, and parallel with, the said East line of the NW ¼ of Section 19, for 1,881.21 feet to a point on the North line of Lot 1 of Block 8 of said SOUTH MIAMI GARDENS;
- 46. thence S89°27'22"W along the said North line of Lot 1 of Block 8 of SOUTH MIAMI GARDENS for 75.00 feet to the Northwest corner of said Lot 1 of Block 8 of SOUTH MIAMI GARDENS;
- 47. thence S00°19'47"E along the West line of said Lot 1 of Block 8 of SOUTH MIAMI GARDENS and along the West line of Lot 2 of Block 8 of SOUTH MIAMI GARDENS for 107.41 feet to the Southwest corner of said Lot 2 Block 8 of SOUTH MIAMI GARDENS;
- 48. thence N89°28'16"E along the South line of the said Lot 2 Block 8 of SOUTH MIAMI GARDENS for 75.00 feet to the Point of Beginning.

NOTES:

- 1. The subject parcel contains 7,811,173 square feet (179.3199 acres), more or less.
- 2. The bearings are based on an assumed direction of S00°17'33"E along the East line of the SW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.

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			6 OF 10 SHEETS

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**SILVER PALM GLADE WEST
LEGAL DESCRIPTION**

AND

The East $\frac{1}{4}$ of the NE $\frac{1}{4}$, Less the East 35 feet thereof, AND the North 902.55 feet of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Less the East 35 feet, of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, all being more particularly described as follows:

Begin at the Northwest corner of the said East $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24; thence N $89^{\circ}04'16''$ E along the North line of the said NE $\frac{1}{4}$ of Section 24 for 1,320.06 feet to a point that is 35.00 feet West of, as measured at right angles to, the East line of the said NE $\frac{1}{4}$ of Section 24; thence S $00^{\circ}36'32''$ E along a line that is 35.00 feet west of, and parallel with, the said East line of the NE $\frac{1}{4}$ of Section 24 for 2,634.79 feet to a point that is 35.00 feet West of, as measured at right angles to, the East line of the said SE $\frac{1}{4}$ of Section 24; thence S $00^{\circ}37'18''$ E along a line that is 35.00 feet West of, and parallel with, the said East line of the SE $\frac{1}{4}$ of Section 24 for 0.66 feet to a point on the North line of the said SE $\frac{1}{4}$ of Section 24; thence continue S $00^{\circ}37'18''$ E along said line that is 35.00 feet West of, and parallel with, the said East line of the SE $\frac{1}{4}$ of Section 24 for 902.71 feet to a point that is 902.55 feet South of, as measured at right angles to, the said North line of the SE $\frac{1}{4}$ of Section 24; thence S $88^{\circ}18'35''$ W along a line that is 902.55 feet South of, and parallel with, the said North line of the SE $\frac{1}{4}$ of Section 24 for 1,305.02 feet to a point on the West line of the said East $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24; thence N $00^{\circ}42'48''$ W along the said West line of the East $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24 for 902.68 feet to the Northwest corner of the said SE $\frac{1}{4}$ of Section 24; thence N $00^{\circ}54'25''$ W along the West line of the said NB $\frac{1}{4}$ of Section 24 for 2,652.77 feet to the Point of Beginning.

NOTES:

1. The above described parcel contains 4,650,646 square feet (106.7641 acres), more or less.
2. The bearings are based on an assumed direction of N $89^{\circ}0'16''$ along the North line of the NE $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

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SHEET NAME:	LEGAL DESCRIPTION
PREPARED FOR:	LENNAR HOMES, LLC
DRAWN BY: R.R.	DATE: FEBRUARY 27th, 2019
DWG. CHECKED BY:	SCALE: N/A
CHECKED BY:	PROJECT NO: 18-083-1001
	7
	OF 10 SHEETS

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AND

Parcel 1:

The South 43.56 feet of the North 463.56 feet of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida.

Parcel 2:

Commencing at a point 370 feet South of the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 56 South, Range 40 East; thence, West 330 feet; thence South 50 feet; thence East 330 feet; thence North 50 feet to the Point of Beginning, lying and being in Miami-Dade County, Florida.

Parcel 3:

The South 108 feet of the North 370 feet of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida.

Parcel 4:

The East 175 feet of the North 75 feet of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, less the East 25 feet thereof.

Parcel 5:

The East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, less the North 463.56 feet thereof.

Parcel 6:

The East 25 feet of the East 175 feet of the North 75 feet of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.

NOTES: The above described parcel contains 164,491 square feet (3.3630 acres), more or less.

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DRAWN BY:	R.R.	DATE:	FEBRUARY 27th, 2010
DWG. CHECKED BY:		SCALE:	N/A
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			8 OF 10 SHEETS

A B C

AND

The South 550 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 56 South,
Range 40 East, Miami-Dade County, Florida, LESS the West 35 feet for Right-of-Way, and
LESS the following described lands:

Beginning at the NW corner of the South 550 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of
Section 19, Township 56 South, Range 40 East; thence run South 00°36'32" East a distance of
20 feet to a point on the West line of the said NW $\frac{1}{4}$; thence run North 89°28'16" East a distance
of 231.35 feet; thence run North 86°50'49" East a distance of 436.70 feet to a point on the North
line of the South 550 feet of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ (East line SW $\frac{1}{4}$ of the SW $\frac{1}{4}$
of the NW $\frac{1}{4}$); thence run South 89°28'16" West along the North line a distance of 667.61 feet to
the POINT OF BEGINNING, lying in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19,
Township 56 South, Range 40 East, Miami-Dade County, Florida.

AND

The South 580 feet of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19,
Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida.

AND

The West 103 feet of Tract 6 of SECOND AMENDED PLAT OF SOUTH MIAMI GARDENS,
according to the plat thereon recorded in Plat Book 48, Page 28, of the Public Records of Miami-
Dade County, Florida.

NOTE: The above described parcel contains 544,003 square feet (12.4886 acres), more or
less.

-5- 5-

A B C

PALM GLADES CDD DISTRICT BOUNDARIES



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

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION

sheet name: LEGAL DESCRIPTION

PREPARED FOR: LENNAR HOMES, LLC

DRAWN BY: R.R. DATE: FEBRUARY 27th, 2019 SHEET:

DWG. CHECKED BY: SCALE: N/A

CHECKED BY: PROJECT No: 18-063-1001

9

OF 10 SHEETS

A
AND

B

C

PARCEL A:

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, Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.

PARCEL B:

The North 1/2 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.

LESS THE FOLLOWING DESCRIBED REAL PROPERTY :

A portion of the East 1/2 of the East 1/2 of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the East 1/2 of the NE 1/4 of said Section 24; thence run N00°54'25"W along the West line of the said East 1/2 of the NE 1/4 of Section 24 for 40.00 feet to a point on the North line of the South 40 feet of the said East 1/2 of the NE 1/4 of Section 24; thence run N88°18'35"E along the last described line for 265.02 feet to a point on the Ease line of the West 265 feet of the said East 1/2 of the NE 1/4 of Section 24; thence S00°54'25"E along the last described line for 39.46 feet to a point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 40.00 feet and a central angle of 90°47'00" for an arc distance of 63.38 feet to the point of tangency with the South line of the North 40 feet of the East 1/2 of the SE 1/4 of said Section 24; thence run S88°18'35"W along the last described line for 20.43 feet; thence run S01°41'25"E for 125.00 feet; thence S36°05'36"E, radial to the next described curve, for 15.90 feet to a point of a circular curve concave to the Southeast; thence run Southwesterly, Southerly and Southeasterly along said curve to the left, having for its elements a radius of 75.00 feet and a central angle of 54°37'12" for an arc distance of 71.50 feet to the point of tangency; thence S00°42'48"E for 487.62 feet to a point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 75.00 feet and a central angle of 50°11'37" for an arc distance of 65.70 feet to a point; thence S39°05'35"W, radial to the last described curve, for 24.05 feet; thence S01°41'25"E for 100.00 feet to a point on the South line of the North 902.55 feet of the said East 1/2 of the SE 1/4 of Section 24; thence run S88°18'35"W along the last described line for 278.33 feet to a point on the West line of the said East 1/2 of the SE 1/4 of Section 24; thence N00°42'47"W along the last described line for 902.68 feet to the Point of Beginning.

NOTES:

1. The above described parcel contains 255,829 square feet (5.8730 acres), more or less.
2. The bearings are based on an assumed direction of N88°18'35"E along the North line of the SE 1/4 of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

A
B
C
PALM GLADES CDD DISTRICT BOUNDARIES



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

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	LEGAL DESCRIPTION		
PREPARED FOR:	LENNAR HOMES, LLC		
DRAWN BY: R.R.	DATE: FEBRUARY 27th, 2019	SHEET:	10 of 10 SHEETS
DWG. CHECKED BY:	SCALE: N/A		
CHECKED BY:	PROJECT No: 18-063-1001		

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

FACILITY USE AGREEMENT
(Tutoring and Standardized Test Preparation)

This is a Facility Use Agreement ("Agreement") entered into on this 22 day of October, 2010 (the "Effective Date"), by and among:

PALM BEACHES 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 33361 (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 Instructor's 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 or 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

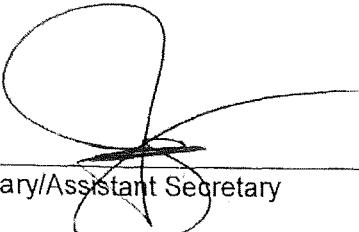
**PUBLIC RECORDS RELATING TO THIS
AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT
THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT
AT:**

**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:


Secretary/Assistant Secretary

PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT

By:


Chair/Vice-Chair

22 day of October, 2019

INSTRUCTOR

LOURDES AZCUY

By:


Lourdes Azcuy

31 day of October, 2019

Witnesses:

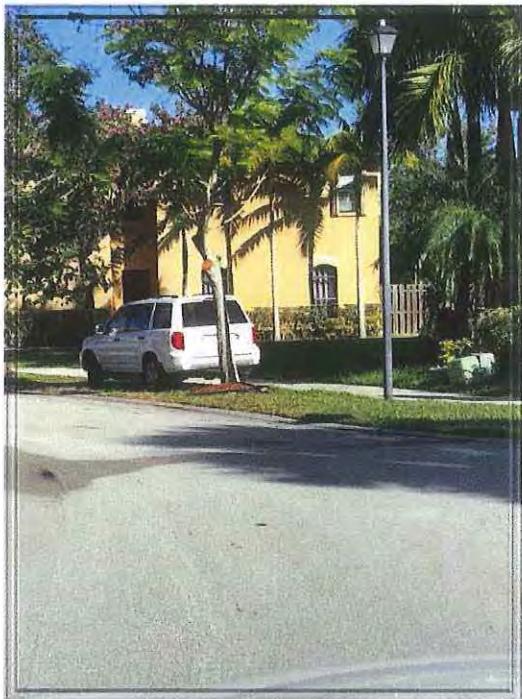

Andrea Novarrete
Print Name


Mayzera Rossman
Print Name

EXHIBIT A
INSTRUCTOR'S PROPOSAL

Palm Glades Community Development District

Parking Discussion



Chandler Contractors Inc.
16200 Owasco Circle
Davie, FL 33331
Office (305) 620-4611

Proposal Date
12/1/19

Proposal Submitted to:
Palm Glade CDD
23770 SW 115 Ave.
Miami, Fl.

Location:

Job Description
Repair / Replace / Re-secure
(Detectable warning surface tac-tiles)

- 1) Pressure clean concrete, prime and paint existing dome textured concrete.
** 9 areas at \$125.00 each = \$1,125.00
- 2) Chip, grind and remove existing textured domes (not enough texture to detect with your feet) and install new mats.
** 6 areas at \$500.00 each = \$3,000.00
- 3) Remove existing pads, saw cut chip & grind surface and install new pads.
** 32 areas at \$500.00 each = \$16,000.00
- 4) Remove existing pads, repair chipped, broken & cracked concrete and install existing pads.
** 7 areas at \$425.00 each = \$2,975.00

Please take note: If any existing mats need to be recessed, and additional cost of \$225.00 will be charged.

*Not included: Plans, Permits, Engineering, Processing

Owner accepts full responsibility for all costs associated with permits, plans and engineering
Chandler Contractors Inc. will co-ordinate all sub-contractors for 15 % of sub-contractors total contract.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner.

\$23,100.00

\$15,000.00 To purchase all materials and commence work.

\$8,100.00 Balance on completion.

Respectfully Submitted: x _____ Date: _____

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____ Date: _____

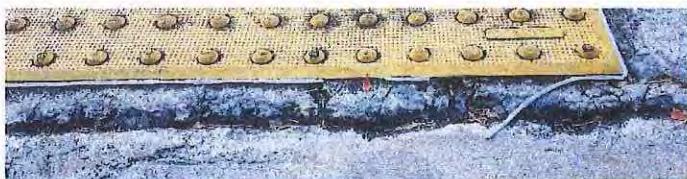
These are the areas that are marked as #1 on the proposal.



These are the areas that are #2 on the proposal.



There quite a few areas with damaged concrete.
#4 on the proposal.





SILVER PALMS

BY LENNAR

CLUB SILVER PALMS

Club Manager Report

November 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: 11/01/2019 To: 11/30/2019

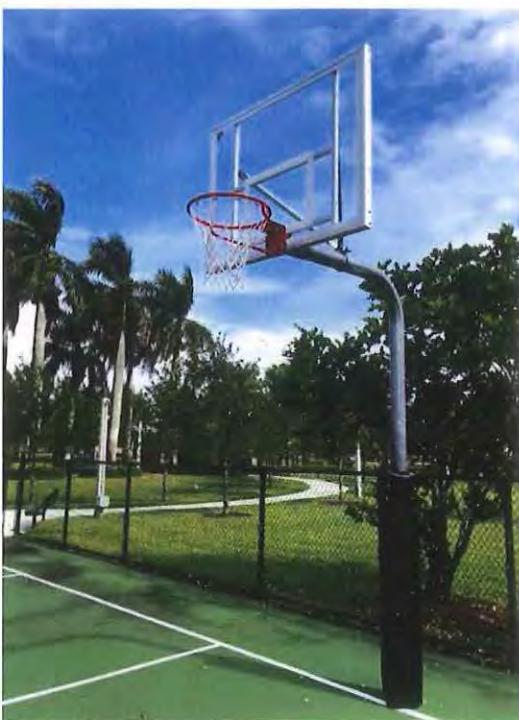
Date	Service	Location	Issue Summary	Status
10/08/2019	Repairs/Maintenance	Mechanical Rooms	Condensation in smoke detectors on HVAC system	Completed
09/03/2019	Repairs/Maintenance	Basketball Court	Basketball Backboards installed	Completed
09/03/2019	Repairs/Maintenance	Basketball Court	Basketball Backboards installed	Completed
10/29/2019	Repairs/Maintenance	Porte Cochere	Damaged corner of column needs to be repaired/repainted	Completed
10/29/2019	Repairs/Maintenance	Men's Locker Room	Divider between urinals to be secured properly to wall	Completed
10/29/2019	Repairs/Maintenance	Throughout Club	Touch up paint for scuffs along walls and baseboards	Completed
11/26/19	Repairs/Maintenance	Gazebo	Damaged edging and corner of column needs to be repaired/repainted	Completed
10/29/2019	Repairs/Maintenance	Terrace	Damaged edging and corner of column needs to be repaired/repainted	Completed
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	Completed
10/31/2019	Housekeeping/Maintenance	Throughout Club	Removal of Halloween Decor	Completed
11/25/19	Housekeeping/Maintenance	Throughout Club	Setup of Holiday Decor	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

10/29/2019	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	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 covers inside of sauna to be replaced	Pending
10/29/2019	Repairs/Maintenance	Lobby	Burnt out light bulbs to be replaced	Pending

BASKETBALL COURT RENOVATION

Backboard installation, replacement of pole pads, fencing, pressure cleaning and striping have all been completed





VALUE OPTIMIZATION & RECOMMENDATIONS

- Conversion of Office to storage – Completed
- Upgrade to Club Office technology – Completed
- Training staff for Club Camera & Fob system – Completed
- Basketball court backboard replacement – Completed
- New Vendor for Club Access Fobs – In Progress
- Vendor for Fragrance Dispensers – In Progress
- Preventative Maintenance Agreements Review & Quotes – In Progress
 - HVAC (Obtaining New Proposals)
 - Miami Pool Tech (Under Review)
 - Fitness Solutions, Gym Equipment (Under Review and Obtaining Proposals)

NOVEMBER EVENTS

- Bingo Night
 - Friday, November 8th



- Food Truck Night
 - Friday, November 22nd



UPCOMING EVENTS

December

- Movie Night
 - Friday, December 6th
- Holiday Party
 - Saturday, December 21st

January

- Wellness Night
 - Thursday, January 9th
- Disney Trivia Night
 - Friday, January 24th

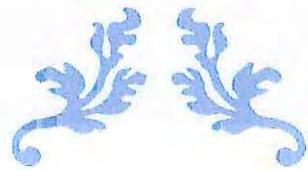
CLUBHOUSE HOLIDAY HOURS

- 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:

- *Employee Club Uniform Shirts – DBL Media*
- *Tree Trimming for Clubhouse – Tony's Landscape & Brightview*



PALM GLADES CDD

FIELD REPORT



DECEMBER 10, 2019

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

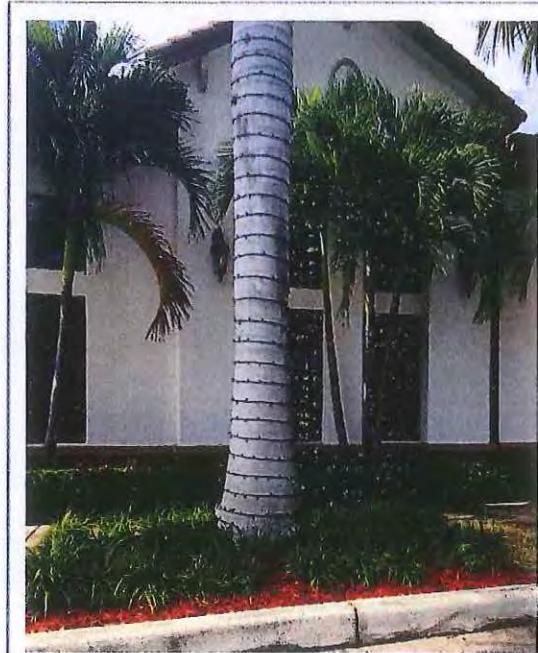
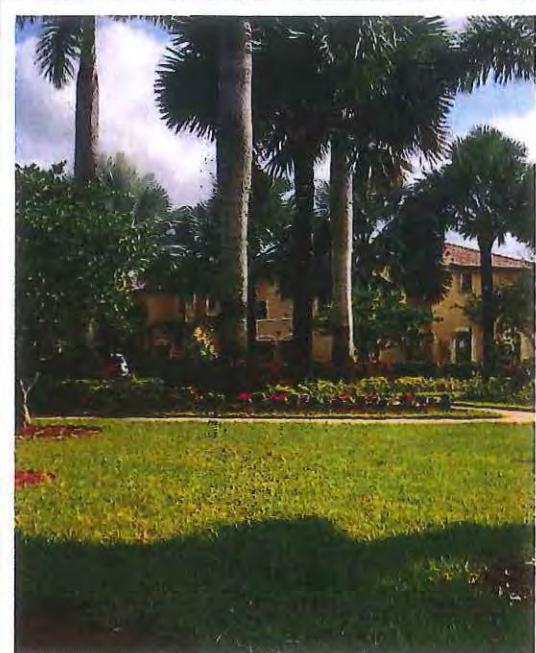
PALM GLADES CDD
(SILVER PALMS BY LENNAR)

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. Treated 43 Gumbo Limbos for white fly, weed control and treated stressed grass area. Fertilized Trinnetes on medians. Treated for chinch bugs on 118 St. District manager contacted vendor to inspect some areas that appear to be sick.
- Annuals were installed and Holiday Decoration project is completed.
- Tree trimming project was completed and mulch installed.



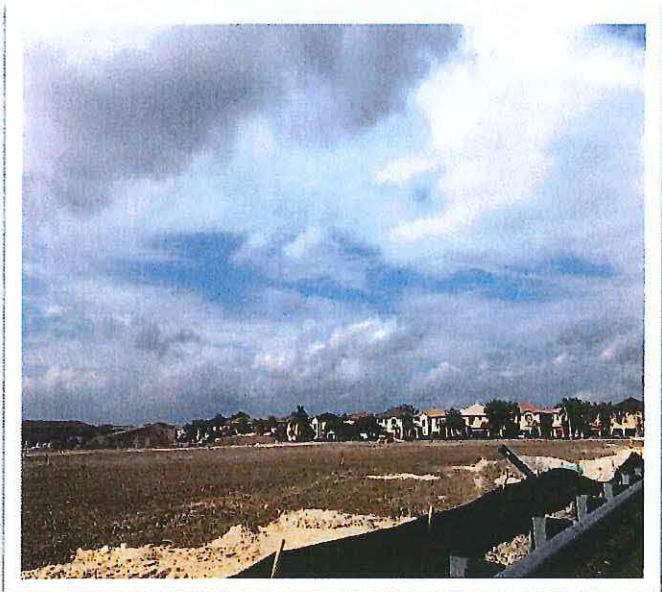
- New annuals and mulch throughout CDD property.



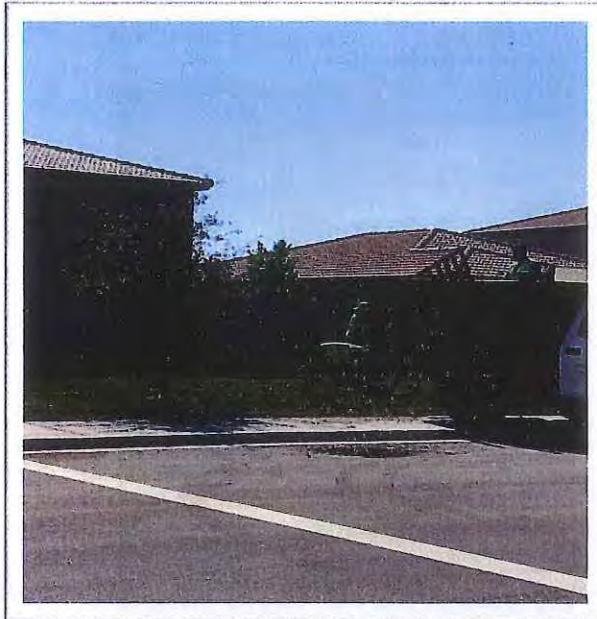
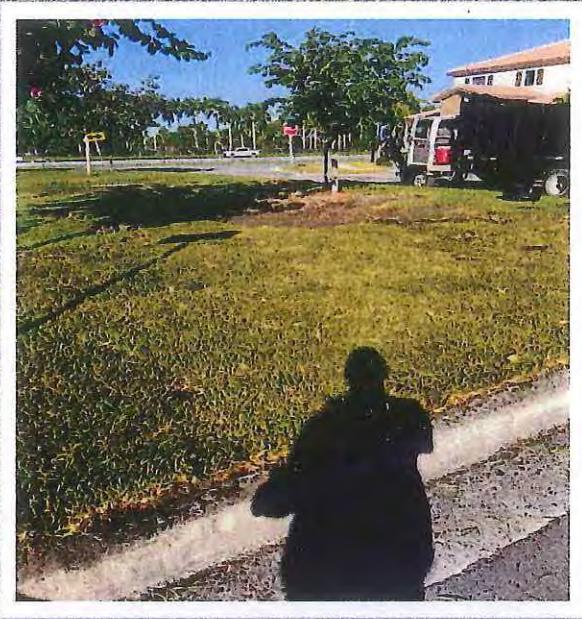
- Sprinklers were fixed on median.



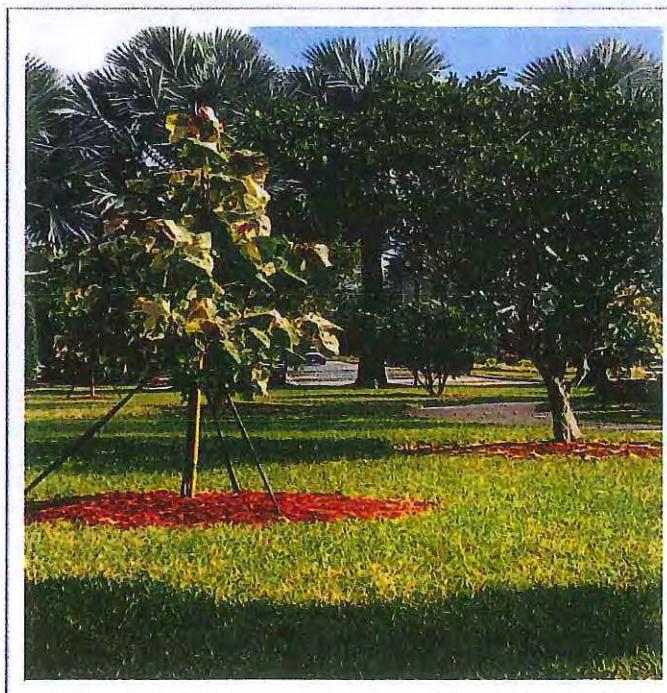
- Expansion by developer for annexation parcel is ongoing.



- Completed approved turf replacement. One area is on the West Side Park located on 118 Ct & 241 Terr. and another area is located alongside 240 St. & 117 Place. These common areas have been treated for chinch bug activity.



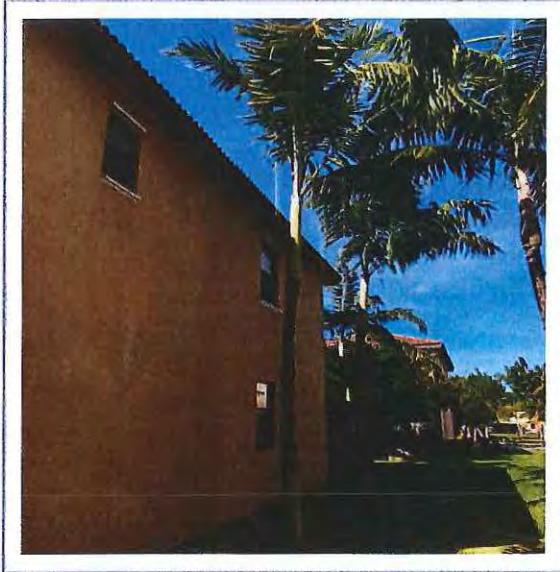
- Ligustrum tree was installed.



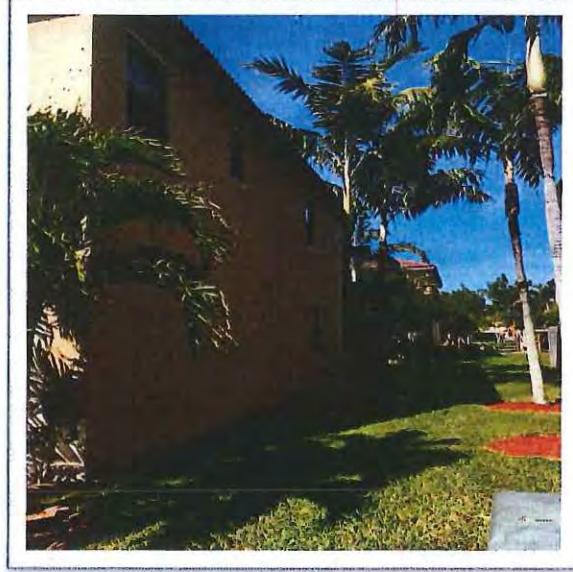
MISCELLANEOUS

- Resident complaints addressed by vendor.

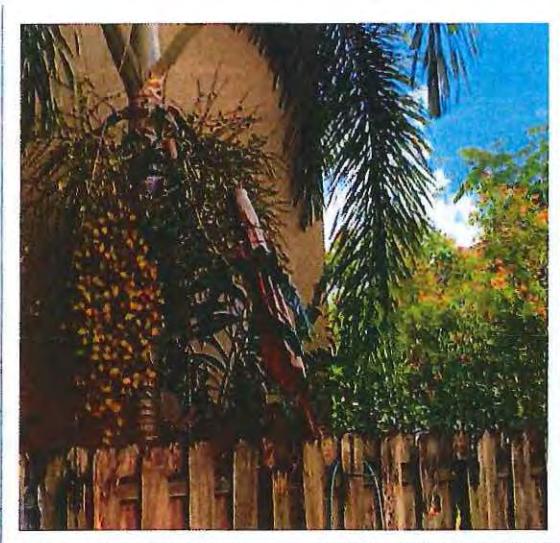
Before



After



Before



After



- Resident of 11419 SW 238 St. damaged District grass. District Manager spoke with resident and grass will be replaced by vendor.



LAKE

- New vendor Solitude first lake treatment took place the first week of November. Report is provided as [Attachment B](#).





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. Silvester Palms
- II. Swell and Rotunda

ATTACHMENT A

Field Inspection

DECEMBER 3, 2019

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

Silver Palms monthly report



Stacey McCrary <rustymccrary@aol.com>
To Dennis Baldis; Juliana Duque; Andressa Navarette

i Follow up. Start by Tuesday, November 26, 2019. Due by Tuesday, November 26, 2019.

Silver Palms Monthly Report Nov

Treated all stressed grass areas.
Weed control applied 2 times during the month throughout property.
Fertilized trinetties in medians.
Treated 43 gumbo limbos for spiral white flies.
Treated chinch bugs on 118 Ct.
Treated 6 royal palms for manganese deficiencies.
Treated junipers for fungus.

Thank you very much,

Stacey Landau McCrary
Tropical Plant and Pest Services
President of Operations
561-312-7132



Quality Site Assessment

General Information

Property Name: Silver Palms - Palm Glades CDD

Date: Thursday, November 21, 2019

Next Inspection Date: Monday, December 02, 2019

Client Attendees: Dennis Baldis

Brightview Attendees: Nick Quiroz

CUSTOMER FOCUS AREA:

No trash and main entrances clean.

MAINTENANCE ITEMS:

- 1) Remove brown branches from ligustrum tree and spray for insects. Located on South playground park 240 lane.
- 2) Remove weeds and lift cover to remove screen for proper water drainage on 2440 lane Park.
- 3) Spray for weeds on curve side and hardscape areas throughout property.
- 4) Weeds on sidewalks.
- 5) Remove vine from fence line on 114 ct & 238 St.
- 6) Remove 2x4s from palm located on main rotunda.
- 7) Mulch is getting removed away from liriope on medians.
- 8) Check turf for possible chinch bug activity on 232 St & 118 Avenue.
- 9) Level out mulch to low spots on playground park.
- 10) Remove pups from base of agaves located on 113 Avenue.
- 11) Have Rusty fertilize the trinates on medians.

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:

- 1) Fill in silver buttonwood to fill in hedge on 113 Avenue railing.
- 2) Install new grass on swell next to main rotunda.
- 3) Install liriope to fill in gaps on 240 St median.
- 4) Install new mulch to raise 4". Concrete base is visible once mulch is getting moved around.

NOTES TO OWNER/CLIENT:

- 1) Concerns with tree roots lifting up sidewalks and pavers.
- 2) Flower rotation is completed.
- 3) Have Rusty inspect the Canna Lilies at main entrance.
- 4) Thanks to Board member Edwin for been happy with our maintenance service.

Quality Site Assessment

Maintenance Items

Remove brown branches from ligustrum tree and spray for insects.
Located on South playground park 240 lane.



[1 / 11]

Maintenance Items

Remove weeds and lift cover to remove screen for proper water drainage on 2440 lane Park.



[2 / 11]

Maintenance Items

Spray for weeds on curve side and hardscape areas throughout property.



[3 / 11]

Maintenance Items

Weeds on sidewalks.



[4 / 11]

Quality Site Assessment

Maintenance Items

Remove vine from fence line on 114 ct & 238 St.



[5 / 11]

Maintenance Items

Remove 2x4s from palm located on main rotunda.



[6 / 11]

Maintenance Items

Mulch is getting removed away from liriope on medians.



[7 / 11]

Maintenance Items

Check turf for possible chinch bug activity on 232 St & 118 Avenue.



[8 / 11]

Quality Site Assessment

Maintenance Items

Level out mulch to low spots on playground park.



[9 / 11]

Maintenance Items

Remove pups from base of agaves located on 113 Avenue.



[10 / 11]

Maintenance Items

Have Rusty fertilize the trinates on medians.



[11 / 11]

Quality Site Assessment

Recommendations for Property Enhancements

Fill in silver buttonwood to fill in hedge on 113 Avenue railing.



[1 / 4]

Recommendations for Property Enhancements

Install new grass on swell next to main rotunda.



[2 / 4]

Recommendations for Property Enhancements

Install liriope to fill in gaps on 240 St median.



[3 / 4]

Recommendations for Property Enhancements

Install new mulch to raise 4" . Concrete base is visible once mulch is getting moved around.



[4 / 4]

Quality Site Assessment

Notes to Owner / Client

Concerns with tree roots lifting up sidewalks and pavers.



[1 / 3]

Notes to Owner / Client

Flower rotation is completed.



[2 / 3]

Notes to Owner / Client

Have Rusty inspect the Canna Lilies at main entrance.



[3 / 3]

ATTACHMENT B

Lake Report

DECEMBER 3, 2019

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



Remit payments to:
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Customer: Palm Glades CDD

Technician(s): Jackson

Date: 11/8/19 Branch: Hinalesh

SERVICE: Monthly Bi-Monthly Quarterly Followup Removal Trash Pick up

Water Test Aeration/Fountain Planting Fish Stock Fish Barrier

SERVICE REPORT

SERVICE REPORT																		
SITE/LAKE NUMBER	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	MULE	TRUCK	BACKPACK	WEEDEATER	ALGAE	GRASSES	SUBMERGED	FLOATING	CHEMISTRY	WATER LEVEL	#DAYS RESTRICTION	WEATHER CONDITIONS	WATER TESTING	PH/TEMP/DO
Cakes 1-9	X		X					X	X	X				C		Puffy Cloudy		

Comments: Treated all 9 lakes for Algae, Submersed and Floating vegetation. Picked up small debris

Superior Service Offerings For All Of Your Property's Aquatic Needs:

- Annual Management Programs
 - Aquatic Weed and Algae Control
 - Fisheries Management
 - Aeration and Fountains
 - Biological Augmentation
 - Buffer Management
 - Planting Enhancements
 - Invasive Species Management
 - Reservoir Management
 - Lake Mapping and Bathymetry
 - Water Quality Testing and Restoration
 - Nutrient Remediation Programs
 - Stormwater Pond Inspections and Repairs
 - Mosquito and Midge Control
 - Wetland Management
 - Large Lake Management
 - Mechanical Harvesting
 - Hydro-Raking and Sediment Removal
 - Regulatory Compliance and Permitting
 - Professional Consultation ...and more!

Restoring Balance. Enhancing Beauty.

888.480.LAKE (5253) | www.solitudelakemanagement.com

ATTACHMENT C

Proposals

DECEMBER 3, 2019

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



Tony's Nursery & Garden Svc. Corp.
P.O. Box 924294
Homestead, Fl 33092
Tel: (305) 258-4062, Fax:(305) 258-4884
E-mail: tonylawn@bellsouth.net

PROPOSAL

November 15, 2019

Customer Name: *Silver Palms Clubhouse*

Governmental Management Services- South Florida, LLC

5385 N. Nob Hill Road

Sunrise, Florida 33351

Qty	Description	Unit price	Total Price
4	Sylvestris Palms 12'-14' Height Installed	\$1,090.00	\$4,360.00
Total			\$4,360.00

Above prices are inclusive of delivery, materials and labor. These quantities are estimates of what we feel are necessary to cover the areas in question. Customer shall be invoiced for actual units used. Payment terms are 50% deposit upon approval of this proposal, and 50% balance upon completion of the work. Work will be done once we have received this signed proposal and the deposit.

Approved: _____ Date: _____

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 Swell and Rotunda

Project Description Replace grass at rotunda and nearby swell on 114 Ct

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
2.00	PALLET	St. Augustine Grass	\$325.93	\$651.86
3.00	HOUR	Enhancement Crew to prep areas and discard debris	\$37.00	\$111.00

Images

IMG_3292



IMG_3261



For internal use only

SO# 7097685
JOB# 352102013
Service Line 130

Total Price \$762.86

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 wilful 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 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

Dennis Baldis November 22, 2019
 Printed Name Date

BrightView Landscape Services, Inc. "BrightView"

Associate Acct Mgr Enhanc

Nicolas Quiroz November 22, 2019
 Printed Name Date

Job #: 352102013 Proposed Price: \$762.86
SO # 7097685

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 Silvestris

Project Description Install Silvestris Palms

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
		Silvestris Palms		Subtotal
4.00	EACH	Silvestris Palms 5'-6' of Clear Trunk	\$1,467.90	\$5,871.60
4.00	EACH	Staking Material	\$44.43	\$177.73
4.00	LUMP SUM	Irrigation Bubblers	\$40.00	\$160.00
1.00	EACH	Equipment Rental 1 day (backhoe)	\$730.00	\$730.00
1.00	EACH	Transport and delivery	\$500.00	\$500.00

Any tree permit fees or donations are not included in the scope of work.

Images

IMG_1677



For Internal use only

SO# 7102340
 JOB# 352102013
 Service Line 130

Total Price \$7,439.33

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

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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.
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11. **Termination:** This Work Order may be terminated by 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	December 03, 2019
Printed Name	
BrightView Landscape Services, Inc. "BrightView"	
Associate Acct Mgr Enhanc	
Signature	Title
Nicolas Quiroz	December 03, 2019
Printed Name	Date

Job #: 352102013 Proposed Price: \$7,439.33
 SO # 7102340

Palm Glades
Community Development District

Check Register Summary
11/1/2019 - 11/30/2019

Check Date	Check #'s	Total Amount
11/4/2019	2346-2361	\$ 66,566.90
11/13/2019	2362-2372	\$ 35,851.50
11/25/2019	2373-2381	\$ 66,170.02
11/26/2019	2382-2387	\$ 22,138.93
Total		\$ 190,727.35

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/02/19 PAGE 1
*** CHECK DATES 11/01/2019 - 11/30/2019 *** PALM GLADES CDD
BANK A PALM GLADES CDD

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/02/19
*** CHECK DATES 11/01/2019 - 11/30/2019 *** PALM GLADES CDD
BANK A PALM GLADES CDD

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PLMG - PALM GLADES - MPHILLIPS

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/02/19
*** CHECK DATES 11/01/2019 - 11/30/2019 *** PALM GLADES CDD
BANK A PALM GLADES CDD

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
		11/01/19	304	201911	310-51300-44000					*	200.00	
				NOV 19	- RENT					*	208.33	
		11/01/19	304	201911	310-51300-31300					*	250.00	
				NOV 19	- DISSEMINATION					*	20.30	
		11/01/19	304	201911	310-51300-35110					*	20.24	
				NOV 19	- WEBSITE ADM					*	172.30	
		11/01/19	304	201911	310-51300-51000					*	1,625.00	
				NOV 19	- OFFICE SUPPLIES					*		
		11/01/19	304	201911	310-51300-42000					*		
				NOV 19	- POSTAGE					*		
		11/01/19	304	201911	310-51300-42500					*		
				NOV 19	- COPIES					*		
		11/01/19	305	201911	320-57200-34000					*		
				NOV 19	- FIELD SERVICES					*		
									GOVERNMENTAL MANAGEMENT SERVICES		6,108.92 002364	
11/13/19	00187	9/24/19	0137	201909	320-54100-49300					*	415.20	
					DJ SERVICES							
									YADIRA HERNANDEZ		415.20 002365	
11/13/19	00193	10/14/19	0000R381	201910	320-54100-34000					*	2,845.98	
					PPE 10/13/2019							
									KW PROPERTY MANAGEMENT		2,845.98 002366	
11/13/19	00223	10/07/19	1401	201910	320-54100-49300					*	320.00	
					OBSTACLE COURSE/GENERATOR							
									L&L MIAMI PARTY RENTAL, INC.		320.00 002367	
11/13/19	00041	11/04/19	18844201	201911	320-57200-34510					*	852.75	
					SECURITY THRU 11/4/19							
									MIAMI-DADE POLICE DEPARTMENT		852.75 002368	
11/13/19	00183	11/04/19	1378898	201910	320-54100-34520					*	92.65	
					LIFE SAFETY PERMIT							
									MIAMI-DADE FIRE RESCUE DEPARTMENT		92.65 002369	
11/13/19	00039	10/31/19	13283	201910	320-57200-34500					*	20,218.96	
					SECURITY FR 10/18-10/31							
		10/31/19	13284	201910	320-54100-34500					*	2,674.00	
					SECURITY FR 10/18-10/31							
									OCEAN BANK FACTORING DEPARTMENT		22,892.96 002370	
11/13/19	00043	8/30/19	27588	201908	320-54100-46910					*	225.00	
					REPLACE LIGHTS/BULBS							
		9/16/19	27616	201909	320-54100-46910					*	950.00	
					HURRICANE ADV MOVE FURNIT							
									ORTIZ CONSTRUCTION SERVICES		1,175.00 002371	
									PLMG -PALM GLADES- MPHILLIPS			

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/02/19
*** CHECK DATES 11/01/2019 - 11/30/2019 *** PALM GLADES CDD
BANK A PALM GLADES CDD

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
11/13/19	00230	11/01/19	PI-A0031	201911	320-57200-46600 NOV 19 - LAKE/POND MAINT				SOLITUDE LAKE MANAGEMENT	*	785.00		
											785.00	002372	
11/25/19	00216	6/19/19	40215	201906	320-54100-49200 ADD DOOR TO ACCESS				ASTRO INTERGRATED SYSTEMS, LLC	*	786.74		
						7/09/19	40259	201907	320-54100-49200 SUPPLY 175 KEY FOBS	*	350.00		
						8/29/19	40395	201908	320-54100-49200 GALAXY ACCESS CONTROL	*	3,193.24		
						10/14/19	40177	201910	320-54100-49200 CH CAMERA/ACCESS SYST-FIN	*	21,043.43		
											25,373.41	002373	
11/25/19	00055	9/12/19	6502494	201909	320-57200-46290 REMOVE SILVER BUTON TREES				BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	1,602.19		
						11/19/19	6597311	201911	320-57200-46290 INSTALL 2BLUE AGAVES	*	862.77		
						11/19/19	6597314	201910	320-57200-46350 IRRIGATION REPAIR 10/25	*	1,715.00		
						11/22/19	6602275	201911	320-57200-46290 INSTALL NEW GRASS 114CT	*	466.53		
											4,646.49	002374	
11/25/19	00221	11/16/19	11162019	201911	320-54100-49200 ACCESS CARPORT CEILING				CHANDLER CONTRACTORS, INC.	*	1,510.00		
											1,510.00	002375	
11/25/19	00190	11/14/19	84956006	201912	320-54100-41010 SERVICE FR 11/24-12/23/19				COMCAST	*	92.57		
											92.57	002376	
11/25/19	00024	11/14/19	NOV2019	201911	320-57200-43000 NOV 2019 SERVICES				FPL	*	2,207.01		
						11/14/19	NOV2019	201911	320-54100-43000 NOV 2019 SERVICES	*	3,674.05		
											5,881.06	002377	
11/25/19	00217	11/25/19	11252019	201911	300-20700-10200 SERVICE FR 8/1-10/31/19				IPFONE	*	160.39		
											160.39	002378	
11/25/19	00193	11/11/19	0000R381	201911	320-54100-34000 PPE 11/10/2019				KW PROPERTY MANAGEMENT	*	5,819.19		
											5,819.19	002379	

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AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/02/19 PAGE 6
*** CHECK DATES 11/01/2019 - 11/30/2019 *** PALM GLADES CDD
BANK A PALM GLADES CDD

CHECK DATE	VEND#INVOICE.....EXPENSED TO...	VENDOR NAME					STATUS	AMOUNTCHECK.....
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#

TOTAL FOR REGISTER 190,727.35

PLMG - PALM GLADES - MPHILLIPS

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
October 31, 2019

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS:				
Cash	\$39,936	---	---	\$39,936
Due from Developer	\$1,686	---	---	\$1,686
Due from Other	\$8,375	---	---	\$8,375
Investments - State Board	\$297,244	---	---	\$297,244
Investments - State Board - Capital Reserves	\$664,283	---	---	\$664,283
Investments:				
<i>Series 2016</i>				
Reserve	---	\$469,168	---	\$469,168
Revenue	---	\$227,341	---	\$227,341
Interest	---	\$194,011	---	\$194,011
Principal	---	\$32	---	\$32
Cost of Issuance	---	---	\$925	\$925
<i>Series 2017</i>				
Reserve	---	\$129,626	---	\$129,626
Revenue	---	\$30,653	---	\$30,653
Interest	---	\$216,713	---	\$216,713
Sinking	---	\$19	---	\$19
<i>Series 2018A1</i>				
Reserve	---	\$284,464	---	\$284,464
Interest	---	\$186,647	---	\$186,647
Revenue	---	\$17,083	---	\$17,083
Principal	---	\$30,000	---	\$30,000
<i>Series 2018A2</i>				
Reserve	---	\$33,067	---	\$33,067
Interest	---	\$47,742	---	\$47,742
Principal	---	\$180,000	---	\$180,000
Cost of Issuance	---	---	\$2,491	\$2,491
Electric Deposits	\$6,874	---	---	\$6,874
TOTAL ASSETS	\$1,018,398	\$2,046,565	\$3,416	\$3,068,380
LIABILITIES:				
Accounts Payable	\$131,571	---	---	\$131,571
Due to Other	\$160	---	---	\$160
FUND BALANCES:				
Restricted for Capital Projects	---	---	\$3,416	\$3,416
Assigned-Capital Reserve	\$116,497	---	---	\$116,497
Unassigned	\$770,170	---	---	\$770,170
TOTAL LIABILITIES & FUND BALANCES	\$1,018,398	\$2,046,565	\$3,416	\$3,068,380

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues & Expenditures
For the Period Ended October 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
REVENUES:				
Maintenance Assessments	\$1,768,726	\$0	\$0	\$0
Interest	\$5,000	\$417	\$1,750	\$1,334
Club Income	\$0	\$0	\$99	\$99
Access Cards	\$0	\$0	\$675	\$675
Guess Passes	\$0	\$0	\$958	\$958
Party Rental Fees	\$0	\$0	\$780	\$780
Office Space Rental	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0
FEMA-Hurricane Irma	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$1,773,726	\$417	\$4,262	\$3,845
EXPENDITURES:				
<i>ADMINISTRATIVE:</i>				
Supervisor Fees	\$8,600	\$717	\$800	(\$83)
FICA Expense	\$658	\$55	\$61	(\$6)
Engineering	\$10,000	\$833	\$0	\$833
Arbitrage	\$3,000	\$0	\$0	\$0
Dissemination	\$2,500	\$208	\$208	\$0
Attorney	\$31,029	\$2,586	\$0	\$2,586
Annual Audit	\$5,600	\$500	\$500	\$0
Trustee fees	\$17,000	\$4,000	\$4,000	\$0
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$43,353	\$3,613	\$3,613	\$0
Website Fees	\$3,000	\$250	\$250	\$0
Telephone	\$100	\$8	\$0	\$8
Postage	\$1,500	\$125	\$27	\$98
Printing & Binding	\$2,900	\$242	\$308	(\$67)
Rentals & Leases	\$2,400	\$200	\$200	\$0
Insurance	\$6,646	\$6,646	\$6,193	\$453
Legal Advertising	\$1,500	\$125	\$0	\$125
Other Current Charges	\$500	\$42	\$131	(\$89)
Office Supplies	\$260	\$22	\$26	(\$4)
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0
Capital Outlay	\$250	\$21	\$0	\$21
TOTAL ADMINISTRATIVE	\$142,971	\$22,192	\$18,317	\$3,875
<i>Field</i>				
Landscape Maintenance	\$191,000	\$15,917	\$0	\$15,917
Porter Service	\$79,560	\$6,630	\$0	\$6,630
Mulch	\$62,000	\$5,167	\$0	\$5,167
Tree Trimming & Palm Pruning	\$39,000	\$3,250	\$0	\$3,250
Landscape Fertilization and Pest Control	\$43,870	\$3,656	\$3,075	\$581
Annuals	\$15,000	\$1,250	\$0	\$1,250
Plants Replacement	\$39,000	\$3,250	\$2,578	\$672
Irrigation System	\$22,800	\$1,900	\$0	\$1,900

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues & Expenditures
For the Period Ended October 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<u>EXPENDITURES: (continued)</u>				
<i>Field (continued)</i>				
Irrigation Repairs	\$15,000	\$1,250	\$1,715	(\$465)
Electricity	\$28,000	\$2,333	\$2,202	\$132
Refuse	\$14,138	\$1,178	\$1,178	(\$0)
Entrance Maintenance & Repairs	\$20,000	\$1,667	\$0	\$1,667
Janitorial Supplies	\$4,200	\$350	\$0	\$350
Lake Maintenance	\$13,500	\$1,125	\$638	\$487
Lake Debris Removal	\$3,600	\$300	\$0	\$300
Cleaning of Drainage System	\$22,000	\$1,833	\$0	\$1,833
Pressure Cleaning - Sidewalk	\$18,600	\$1,550	\$4,463	(\$2,913)
Field Management	\$19,500	\$1,625	\$1,625	\$0
Security Services	\$450,000	\$37,500	\$57,263	(\$19,763)
Special Security Services	\$40,000	\$3,333	\$0	\$3,333
Holiday Decorations	\$15,000	\$8,373	\$8,373	\$0
Contingency	\$50,000	\$4,167	\$0	\$4,167
Capital Projects/Deferred Obligations	\$200,000	\$16,667	\$0	\$16,667
TOTAL FIELD	\$1,405,768	\$124,270	\$83,110	\$41,161
<i>Clubhouse</i>				
Access Control (cards, systems, cameras maint.)	\$5,000	\$417	\$0	\$417
Air Conditioning Maintenance	\$5,000	\$417	\$0	\$417
Basketball Court Repairs and Maintenance	\$10,000	\$833	\$1,000	(\$167)
Cable & Internet Service	\$3,000	\$250	\$292	(\$42)
Circuit Training Equipment Maintenance	\$6,350	\$529	\$438	\$91
Sauna Equipment Maintenance	\$3,500	\$292	\$0	\$292
Electricity	\$75,000	\$6,250	\$3,512	\$2,739
Fire Alarm & Building Alarm Monitoring	\$2,400	\$200	\$198	\$2
Gazebo and Trellis Repairs and Maintenance	\$5,000	\$417	\$0	\$417
Holiday Decorations	\$5,000	\$417	\$0	\$417
Insurance	\$30,000	\$30,000	\$29,309	\$691
Irrigation Repairs and Maintenance	\$5,000	\$417	\$0	\$417
Janitorial	\$48,800	\$4,067	\$3,900	\$167
Janitorial Supplies	\$5,200	\$433	\$0	\$433
Landscape Maintenance	\$30,540	\$2,545	\$1,960	\$585
Landscape Replacement (Includes Mulching)	\$26,176	\$2,181	\$0	\$2,181
Management Fees	\$175,000	\$14,583	\$7,743	\$6,841
Office Equipment Maintenance	\$5,000	\$417	\$0	\$417
Office Supplies/Clubhouse Supplies	\$11,000	\$917	\$0	\$917
Pest Control-Interior & Exterior	\$1,500	\$125	\$845	(\$720)
Pool, Spa and Waterpark Maintenance	\$45,000	\$3,750	\$0	\$3,750
Pool, Spa and Waterpark Repairs	\$32,500	\$2,708	\$0	\$2,708

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues & Expenditures
For the Period Ended October 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<u>Clubhouse (continued)</u>				
Printing & Postage	\$2,400	\$200	\$0	\$200
Property Taxes	\$6,000	\$0	\$0	\$0
Repairs/Maintenance & Supplies (General)	\$50,000	\$4,167	\$3,145	\$1,022
Residential Social Expenses	\$12,000	\$1,000	\$2,820	(\$1,820)
Security	\$66,670	\$5,556	\$8,567	(\$3,011)
Telephone	\$4,500	\$375	\$55	\$320
Trash Collection/Recycling	\$6,500	\$542	\$0	\$542
Water & Sewer	\$8,000	\$667	\$0	\$667
Window Cleaning/Pressure Cleaning	\$4,000	\$333	\$0	\$333
Contingency	\$77,561	\$6,463	\$21,043	(\$14,580)
TOTAL CLUBHOUSE	\$773,597	\$91,466	\$84,827	\$6,640
TOTAL EXPENDITURES	\$2,322,336	\$237,929	\$186,253	\$51,675
Excess (deficiency) of revenues over (under) expenditures	(\$548,610)	(\$237,512)	(\$181,991)	\$55,521
FUND BALANCE - Beginning	\$548,610		\$1,068,658	
FUND BALANCE - Ending	\$0		\$886,667	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
 Series 2016 Special Assessment Refunding Bonds
 Statement of Revenues & Expenditures
 For the Period Ended October 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<u>REVENUES:</u>				
Special Assessments	\$899,599	\$0	\$0	\$0
Interest Income	\$2,500	\$208	\$1,444	\$1,236
TOTAL REVENUES	\$902,099	\$208	\$1,444	\$1,236
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$193,900	\$0	\$0	\$0
Principal Expense - 5/1	\$500,000	\$0	\$0	\$0
Interest Expense - 5/1	\$193,900	\$0	\$0	\$0
TOTAL EXPENDITURES	\$887,800	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$14,299	\$208	\$1,444	\$1,236
Net change in fund balance	\$14,299	\$208	\$1,444	\$1,236
FUND BALANCE - Beginning	\$416,405		\$889,108	
FUND BALANCE - Ending	\$430,703		\$890,552	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
 Series 2017 Special Assessment Refunding Bonds
 Statement of Revenues & Expenditures
 For the Period Ended October 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<u>REVENUES:</u>				
Special Assessments	\$727,253	\$0	\$0	\$0
Interest Income	\$1,000	\$83	\$611	\$528
TOTAL REVENUES	\$728,253	\$83	\$611	\$528
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$216,650	\$0	\$0	\$0
Principal Expense - 5/1	\$216,650	\$0	\$0	\$0
Interest Expense - 5/1	\$295,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$728,300	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	(\$47)	\$83	\$611	\$528
FUND BALANCE - Beginning	\$242,214		\$376,398	
FUND BALANCE - Ending	\$242,167		\$377,010	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
 Series 2018A1/A2 Special Assessment Bonds
 Statement of Revenues & Expenditures
 For the Period Ended October 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<u>REVENUES:</u>				
Special Assessments	\$682,112	\$0	\$0	\$0
Interest Income	\$500	\$42	\$1,263	\$1,222
TOTAL REVENUES	\$682,612	\$42	\$1,263	\$1,222
<u>EXPENDITURES:</u>				
<u>Series 2018A1</u>				
Interest Expense - 11/1	\$185,420	\$0	\$0	\$0
Principal Expense - 5/1	\$180,000	\$0	\$0	\$0
Interest Expense - 5/1	\$182,720	\$0	\$0	\$0
<u>Series 2018A2</u>				
Interest Expense - 11/1	\$47,428	\$0	\$0	\$0
Principal Expense - 5/1	\$30,000	\$0	\$0	\$0
Interest Expense - 5/1	\$46,866	\$0	\$0	\$0
TOTAL EXPENDITURES	\$672,434	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$10,178	\$42	\$1,263	\$1,222
FUND BALANCE - Beginning	\$456,106		\$777,740	
FUND BALANCE - Ending	<u>\$466,284</u>		<u>\$779,004</u>	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND
 Series 2016 Special Assessment Refunding Bonds
 Statement of Revenues & Expenditures
 For the Period Ended October 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$2	\$2
TOTAL REVENUES	\$0	\$0	\$2	\$2
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$2	\$2
FUND BALANCE - Beginning	\$0		\$924	
FUND BALANCE - Ending	\$0		\$925	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND
Series 2018A1/A2 Special Assessment Bonds
Statement of Revenues & Expenditures
For the Period Ended October 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$4	\$4
TOTAL REVENUES	\$0	\$0	\$4	\$4
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$4	\$4
FUND BALANCE - Beginning	\$0		\$2,487	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$2,491</u>	