

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

February 11, 2020



Palm Glades

Community Development District

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February 4, 2020

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 **February 11, 2020 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 January 14, 2020 Meeting
3. Ratification of Small Project Agreement with Chandler Contractors, Inc. for Ramp Repairs 2020
4. Ratification of Facility Use Agreement with Volleykids Academy, LLC for Volleyball Clinics

Segment II – Workshop Section:

- A. Discussion and Consideration of Additional Dog Waste Stations
- B. 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 – Janitorial Services Discussion
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, January 14, 2020 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
Jesus (Jay) Vazquez	Assistant Secretary
Bryant Xavier	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Luis Hernandez	Governmental Management Services
Andressa Navarette	GMS
Scott Cochran	District Counsel
Monica Henning	Clubhouse Director
Nick Krittel	KW Property Management
Joe Diaz	Delta Five Security
James Fernandez	Delta Five Security
Juan Salas	Delta Five Security
Francis Carmena	Delta Five Security
Residents	

Segment I:

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Duque called the meeting to order at 6:34 p.m. and called the roll. All Supervisors were present with the exception of Mr. Lugo and Ms. Baluja. The Pledge of Allegiance was recited.

- **Delta Five Security Update** *(Added)*

Ms. Duque: Present today is Delta Five Security (Delta Five). They would like to speak before we continue with the agenda. Joe, please join us.

Mr. Diaz: Good evening everyone. Most of you know me, but I would like to introduce myself for the record. I am Joe Diaz, President and CEO of Delta Five. Thank you for having me here and allowing us to continue serving the community and providing

January 14, 2020

Palm Glades CDD

the security services that you deserve. I am here today, primarily to introduce a couple of new managers. As some of you already know, Kevin McIntyre, Vice President of Operations who had been with the company close to 11 years, resigned for personal reasons. We parted on good terms and wish him the best. As you know, Silver Palms to me personally, is not only just an account or a post. We have been here as long as some of you have lived here since this community was young. When I first arrived here, you had about 400 homes. How many do we have now?

Mr. Pelaez: 1,700 homes.

Mr. Diaz: To me, this community is like family. To us, its personal. It is very important for us to make sure that we continue to provide excellent customer service to all of you and the residents of the community. I don't want to take too much of your time because I know that you have very important issues to discuss today. Kevin's position as Executive Manager is going to be taken over by James Fernandez, who is Executive Vice President. He has been in the industry for 20 years. I will let him speak for a few minutes to give you a snapshot of what he is experiencing. The Account Manager assigned to the account is Francis Carmena. I received praise from just about every client she handles. She has a high attention to detail. She is responsive, takes care of issues and subscribes to our philosophy, which is if an issue is identified and corrected promptly without delay and to the client's satisfaction, everything should be fine. Lastly, I would like to introduce a new generation of Delta Five, Juan Salas. Juan is my stepson and a graduate of FIU in their business school. He has been working with the company for seven years now. When he graduated a couple of years ago, I told him, "Come into the business. If you enjoy it, stay, if not, go down your own path because if you don't like it, it is going to be very hard to get up in the morning and go to work." Lucky for us and for him, he runs the business side, but he also supports operations.

Mr. Fernandez: Thank you for having us. My name is James Fernandez and I am the Executive Vice President of Delta Five. With Francis, you can be rest assured that your account is in good hands, and we are going to do everything in our power to ensure that things are addressed promptly. My cellphone number is on my business card. If you see anything, call me. I live close by. Francis also lives in the area. Thank you for the opportunity to manage this account because it's very close and dear to Joe.

Ms. Duque: Thank you so much. Are there any questions from the Board? Hearing none, thank you so much Joe, James, Juan and Francis.

Mr. Pelaez: Thank you for all of the hard work that Delta Five has provided, even with the staff changes. You guys were right on top of it. Joe brought in great people. I see them working in the clubhouse, making sure that the community is taken care of. So, thank you for that. We appreciate it.

Mr. Diaz: Please reach out to us with any questions or concerns. No question is not important or irrelevant. Our motto is honesty, transparency and excellent customer service.

SECOND ORDER OF BUSINESS

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

Ms. Duque: This is the time to make any corrections, additions or deletions to the minutes of the December 10, 2019 meeting.

Mr. Cochran: I have a minor change on Page 4. Under Staff Reports, "ad-valorem assessments" should be "non-ad-valorem."

Ms. Duque: We will make that change. Are there any other comments?

Mr. Pelaez: Are you reviewing all of the minutes or just the attorney section?

Mr. Cochran: Our office reviews them. Most of my concern is about what is represented. I just want to make sure it's accurate. I pay more attention to what I say.

On MOTION by Mr. Xavier seconded by Mr. Vazquez with all in favor the Minutes of the December 10, 2019 Meeting were approved as amended.

THIRD ORDER OF BUSINESS

**Public Hearing to Consider the
Imposition of Special Assessments**

Ms. Duque: I will allow Luis Hernandez to present this item.

Mr. Hernandez: Thank you very much, Juliana. The reason I am here today is to finish an item that we started two months ago. Just to bring everyone up to speed, the Board approved including an annexed area as part of the District boundaries. The portion I'm referring to is the parcel adjacent to the club. It is a small piece of property that will have 43 units built on it. The District presented the change to the boundaries to the county, and now that piece of property has been included as part of the CDD. At the last meeting, I

presented the Master Assessment Methodology Report. You will find a copy of it as part of the public hearing.

A. Motion to Open the Public Hearing

Ms. Duque: The first action from the Board is a motion to open the public hearing.

On MOTION by Mr. Pelaez seconded by Mr. Xavier with all in favor the public hearing was opened.

B. Supplemental Engineers Report for Silver Palms Midtown Annex

Mr. Hernandez: In Section 3B, is a copy of the Engineers Report, which the Board approved at the last meeting. Basically, it provides the costs for the public improvements. The report itself was dated November 21, 2019. As of yet, it does not need to be revised. The important part of this report is to define the total cost. If you look at Page 7 of the report, it not only describes the different improvements that needs to be made, but provides the total amount of the cost of those improvements, which is \$1,363,000. Does anyone from the Board have any questions?

Mr. Vazquez: How does this usually work? When someone purchases a new home, does this get divided by those 43 homes?

Mr. Hernandez: We are not at that stage yet. We are only at the first step. We are telling whomever wants to hear it, how much it would cost to complete all of the public improvements. The second step is for the Board to approve the methodology, which is the next item. Does anyone from the audience have any questions? Hearing none, we need a motion to approve the Supplemental Engineers Report dated November 12, 2019.

Mr. Pelaez: Where do these cost estimates come from?

Mr. Hernandez: They need to tell the developer how much it would cost. The only part that is separated are the public improvements. Based on the proposals the landowners received, the public improvements would cost \$1.3 million.

Mr. Xavier: So, these numbers come from the developer?

Mr. Hernandez: Yes. They are the ones who have contracts with different vendors.

On MOTION by Mr. Vazquez seconded by Mr. Xavier with all in favor the Supplemental Engineers Report for the Silver Palms Midtown Annex dated November 12, 2019 was approved.

Mr. Hernandez: Thank you very much.

C. Master Assessment Methodology for Series 2020 Bonds Annexed Area

Ms. Duque: The Master Assessment Methodology was presented on November 12th. This is the instrument that takes the Engineers Report and quantifies how much money should be in the bonds and how these bonds will be allocated for those 43 units. If you look at the parcel, it's separated by two bollards. So, what we have done so far and what the methodology explained, is that the total was allocated based on acreages. When they plat it, the District will allocate it to 43 units. The methodology would establish the mechanism specifically for that area. No other property within the Palm Glades CDD will be responsible for it. So, if the District, when they issue the bonds, doesn't have an increase in the number of units, that is called a true-up. There is an agreement that the District will be signing with the developer when the bonds are issued, whereby the developer will be responsible for the allocated debt and the number of units. If there are any discrepancies, they are responsible for paying them and bringing everything back to what the methodology has presented. The easiest way to see this is in the tables. Table 1 shows how many units we have. The beauty and the simplicity of this Methodology Report is that all of the units have the same product type. Originally when the District was established, there were single-family homes, townhomes, all different types, but in here, there is only one product type with 43 units. That is what Table 1 shows. Table 2 shows the District Engineer's estimate, which is \$1,363,800. Table 3 takes that number and what the underwriter of the District will invest. In order for us to have \$1.3 million in public improvements, the District needs to issue approximately \$1,750,000 million in bonds. That is based on some parameters; an interest rate of 4.5%, issuing the bonds for 30 years and 10 years of capitalized interest (CI). The District is going to be issuing bonds that requires 50% of CI. If all of those requirements are met, the District will be able to quantify, not only how much to allocate to each parcel, but define it in a way that can be explained. Table 4 defines the cost that was presented by the District Engineer, so if someone wants to

quantify the total cost of just the improvements, \$31,000 is being spent for the public improvements. Table 5 adds into the equation, the bonds. So now the total amount that needs to be allocated per parcel, comes out to \$40,697.67. The most important part is the total amount that will have to be paid annually, which is \$2,493. So, if everything takes place, each one of those properties will be paying that, unless the developer does anything different. Table 6 refers to two parcels that only have 7.19 acres. The debt has been allocated based on the acres. With that being said, does the Board have any questions?

Mr. Pelaez: No.

Mr. Hernandez: Before I proceed, does anyone from the audience have any questions? Hearing none, the recommendation from staff is for the Board to approve the Master Assessment Methodology for the Series 2020 bonds dated November 12, 2019.

On MOTION by Mr. Xavier seconded by Mr. Pelaez with all in favor the Master Assessment Methodology for the Series 2020 bonds dated November 12, 2019 was approved.

D. Public Comment and Testimony

Mr. Hernandez: I am required to ask if anyone has any comments or testimony regarding the annexed parcel and what is being discussed. Hearing none, we can proceed.

E. Approving the Project and Declaring that Special Assessments will pay for the Project

Mr. Hernandez: This item does not require any action, but requires the Board to acknowledge what is taking place. The purpose is to pay for all of the public improvements. According to the Statute, the District is going to be paying for this project through a levy on that particular area. So, Item E approves the project and declares the special assessment. There are going to be some specific resolutions that the Board will be approving and ratifying, but the intent by Statute, is to make the Board aware of what you are doing. So, with that being said, does any Supervisor have any questions? Hearing none,

Mr. Cochran: I would ask for a motion approving the project as described in the District Engineer's Report and declaring the special assessments that are described in the Master Assessment Methodology that the Board just approved to pay for that project.

On MOTION by Mr. Xavier seconded by Mr. Pelaez with all in favor approving the project and declaring special assessments to pay for the project was approved.

F. Equalization of Assessments

Mr. Hernandez: There is a further requirement for the Board to approve the equalization of assessments. What that means, is that if there are different product types, the Board needs to recognize what is being used. In this particular case, all of the products are equal, so the equalization is kind of a given. There is nothing to be done.

Mr. Cochran: I was just going to explain this because its bizarre language that you might not be familiar with. The reason there are so many formalities is it's all set forth in the Florida Statutes, specifically Chapter 170. It has different requirements. That's why we had to advertise the public hearing on the assessments today. So, what the Statutes require, when there is an assessment levied like this for debt assessments, is for the CDD Board to sit as an Equalizing Board to equalize these special assessments. The Statute does not give very specific guidance on what that means, but it describes adjusting and equalizing assessments on the basis of justice and right. That is your operating standard. Basically, as Luis described in the Methodology Report, it's spread out equally over 43 units, but sitting as an Equalizing Board, you would have the opportunity, if you believe there's a better way to do it that would comply with justice and right, now would be the time to discuss that. That is basically what that means.

Mr. Vazquez: The only question I have, is once this is all set and finalized, can the developers come back and say that they want to change it; instead of 43 units, making it 40 units and throwing in a couple of townhouses? Can that happen?

Mr. Hernandez: Any changes will have to come before the Board for consideration. So, there is nothing they can do for what is being approved without getting approval from the Board.

Mr. Vazquez: Okay.

Mr. Cochran: In addition, when the bonds are issued, there are additional constraints that are brought about because of a Trust Indenture between the District and the trustee that handles the bond funds once they are issued and sold. The bottom line is it

is pretty locked in, but any changes would come back to you and be dealt with in the Trust Indenture.

Mr. Xavier: When would the bonds be issued and who would sell them?

Mr. Hernandez: They will be issued approximately two to three months from today. The way that they would be issued is through our District Underwriter in an Offering Memorandum. They will be following procedures where any qualified investor would receive information and have the ability to purchase the bonds if they choose to do so. Typically, and normally, those are being issued in portions. So, the individual investing, has the option to buy the bonds as a whole or in portions; however, these bonds are only limited to qualified investors.

Mr. Xavier: I understand.

Mr. Hernandez: Hearing no other questions, does the Board want to take any actions on the equalization of assessments?

Mr. Cochran: I just wanted to make the Board aware of that. I'm sure Luis will present the resolution. If you adopt the resolution, then you would essentially have equalized the assessments in the manner discussed.

G. Adoption of Resolution #2020-04

Mr. Hernandez: To tie into what Scott is saying, you have a copy of Resolution #2020-04 in your agenda package. Basically, what that resolution does is it formalizes the adoption of the Engineer's and Methodology Reports, confirms the project, that the Board has been acting as an Equalization Board and the agreements will be fair. I don't know if you want to give any further explanation to the resolution, Scott.

Mr. Cochran: Yes. Chapter 180, Florida Statutes, requires a resolution to take this action. The resolution effectively levies the special assessments that are in the Assessment Methodology Report, for the purpose of paying for the project described in the Engineer's Report. By adopting this resolution, you levy special assessments, which becomes a lien on properties in the expansion area and describes the process leading up to this point, the public notice, the public hearing, the equalization, etc. Essentially by adopting this resolution, you are saying, "Yes, those assessments are equalized the way we want them to be and the way it's been described and imposing them that way."

Mr. Hernandez: Unless anyone has any questions, the recommendation from staff is to adopt Resolution 2020-04.

On MOTION by Mr. Pelaez seconded by Mr. Xavier with all in favor Resolution 2020-04 Authorizing the District Expansion Area Project; Equalizing, Approving, Confirming and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Method Provided for by Chapters 170 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Providing for Severability, Conflicts and an Effective Date was adopted.

H. Motion to Close the Public Hearing

Ms. Duque: We have another public hearing, so we will proceed to the next item.

FOURTH ORDER OF BUSINESS

Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments

A. Motion to Open the Public Hearing

The public hearing was opened.

B. Public Comments and Discussion

Mr. Hernandez: Does anyone from the public have any matters to be presented or any comments regarding the annexed parcel paid through the tax bill for all of the assessments that are going to be levied on that particular parcel? Hearing none,

C. Consideration of Resolution #2020-05 Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments

Mr. Hernandez: When the District was first established, we entered into an agreement with Miami-Dade County, allowing the District to utilize the uniform method of levying. It empowers the District to include our assessments with the property taxes. As the parcel was annexed to the District, the new property needs to be put into the

agreement, and we will present it to you with this agreement. Resolution #2020-05 provides the intent of the District to be part of utilizing the uniform method of levy. This will be the first step so the District can include that area as part of the agreement with Miami-Dade County. With that explanation, unless you have any questions, the recommendation from staff would be to adopt Resolution 2020-05. Are there any questions? Hearing none, Ms. Duque: Are there any other comments from the Board? Hearing none,

On MOTION by Mr. Vazquez seconded by Mr. Xavier with all in favor Resolution #2020-05 Expressing its Intent to Utilize and Authorizing the Use of the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments Over Real Property Within the Expansion Area of the District's Jurisdictional Boundaries which may be or have been Levied by the District in Accordance with the Provisions of Section 197.3632, Florida Statutes; and Providing an Effective Date was adopted.

D. Motion to Close the Public Hearing

Mr. Hernandez: Unless there are any further questions or comments, a motion to close the public hearings would be in order.

On MOTION by Mr. Xavier seconded by Mr. Vazquez with all in favor the public hearings were closed.

• **Lennar Invoice for Operation and Maintenance** *(Added)*

Mr. Hernandez: If you don't mind, before we proceed to the workshop, there is one quick item that I want to make the Board aware of. As I was mentioning to the Board at the last meeting, I spoke with Lennar, regarding the fact that now that we have 43 units, sometime in November, they need to be part of the District. The beauty of this is now Lennar needs to be levied for the operation and maintenance (O&M) costs associated with that parcel. Once again, it's the same number that the other properties are paying. One of the reasons I haven't sent this to Lennar yet, is because officially the parcel was annexed to the District on November 16th, but that was on a Saturday. I would like to get Board approval if you agree with my statement, that \$581.27 is the net assessment and that is what we are charging all of the homeowners, monthly. What I choose to do, is to start from

December through September, which would only be 10 months. I could technically count the days. You can use 14 or 16, but it's really up to you. However, I want to remind the Board that all of the costs of the annexation, attorney, engineer and so on, has been paid separately and directly by the developer. So that hasn't affected the District. So, if the Board agrees with my rationale, I will be forwarding this to Lennar for payment. This will be in excess of what we already have in the budget, so it would be an additional cost.

Mr. Pelaez: Good. I think it's perfect like that.

Mr. Hernandez: That's what I want to hear. I took advantage that the meeting was coming. Since this is coming from the O&M budget, the Board could use whatever they want. With that being said, unless you have any other questions, I will leave the meeting.

Mr. Hernandez left the meeting.

Ms. Duque: We will proceed to the workshop.

Segment II: Workshop Section:

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

- A. Delta Five Company Updates
- B. FPL Updates
- C. Discussion of Any Other Projects and Workshop Items

Segment III:

FIFTH ORDER OF BUSINESS

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

Ms. Duque: Returning from the workshop section, I will now address the items that were discussed and require Board action. The first item was the yoga classes. One of our residents proposed to the Board to provide yoga classes at the clubhouse. Perhaps the times could be Saturday and Sunday in the morning or they even mentioned Friday night. The cost per person will be \$8. They will host free events for firefighters. At the workshop, the resident presented all of the certified documents. At this point, I need a motion to authorize District staff to work on the agreement and get all of the documents in place. If there are any questions or a need for the attorney or myself to come back to the Board, we will do so. If not, we will finalize the agreement and get together with Monica in terms of the schedule. A motion to approve as stated would be in order.

On MOTION by Mr. Vazquez seconded by Mr. Xavier with all in favor authorization for District Staff to work on the agreement with the yoga instructor and get all documents in place was approved.

Ms. Duque: The next item is the incident we discussed that took place at the gym with Mr. Torres, who received a letter letting him know that the Board heard what took place. During the workshop section, Mr. Torres and his parents were present. It has been discussed by the Board that the rules and regulations of the clubhouse were violated, so the direction from the Board was to authorize staff to draft a suspension letter, suspending Mr. Torres from full use of the club for one year. I will need a motion from the Board to that effect.

On MOTION by Mr. Pelaez seconded by Mr. Vazquez with all in favor authorization for staff to draft a suspension letter, suspending Mr. Torres for full use of the club for one year was approved.

Ms. Duque: The next item is that residents requested a food truck in the parking lot close to the dumpster. As such, the Board authorized the food truck, but we need to make sure that all of the certifications and insurance are in place, naming the District as an additional insurer. The next item is a motion from the Board to approve trivia night in the amount of \$324.50.

On MOTION by Mr. Pelaez seconded by Mr. Xavier with all in favor approving the request for a trivia night in the amount of \$324.50 was approved.

Ms. Duque: The next item is a motion from the Board to approve a BYOB date night on February 7th in the amount of \$309.00.

On MOTION by Mr. Pelaez seconded by Mr. Vazquez with all in favor approving the date night BYOB event on February 7, 2020 in the amount of \$309.00 was approved.

Ms. Duque: The next item is a motion from the Board to approve a cupcake war on February 21st in the amount of \$414.50.

On MOTION by Mr. Vazquez seconded by Mr. Xavier with all in favor approving the cupcake war event on February 21, 2020 in the amount of \$414.50 was approved.

Ms. Duque: It is important to mention that the HOA will be assisting the clubhouse with those events. The next item is a proposal from Astra to install a remote key fob to restrict access at our main entrance in the amount of \$299.00. A motion to approve would be in order.

On MOTION by Mr. Pelaez seconded by Mr. Xavier with all in favor the proposal from Astra to install a remote key fob to restrict access at the main entrance in the amount of \$299.00 was approved.

Ms. Duque: The next item is a Preventative Service Agreement for the air conditioner. We received two proposals; one from Antano Appliance and the other from Aviv. A motion to approve a not-to-exceed amount of \$700.00 and authorization for District Staff to work on the agreement with Aviv would be in order.

On MOTION by Mr. Vazquez seconded by Mr. Xavier with all in favor approving a not-to-exceed amount of \$700.00 for a Preventative Service Agreement for the air conditioner and authorization for District Staff to work on an agreement with Aviv was approved.

Ms. Duque: The preventative service will be quarterly, and the new maintenance person will make sure that the filters are changed on a monthly basis. The next item is several repair and maintenance items that we need to handle in the clubhouse that are a priority. Any additions or changes to the clubhouse will be placed on hold, like the kid's room. For now, there is just direction from the Board for Monica to make sure that we bring bean bag chairs and for Mauricio to work with Monica to make sure the room looks nice

and useful to the kids. We will bring that back for discussion again. The other item is direction from the Board for Monica to work with Chandler Construction to replace the gym lights to LEDs. There is nothing else under the workshop session unless there are any questions.

Mr. Vazquez: Do we have filters?

Ms. Henning: Yes.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Cochran: I have a couple of items. The first item has to do with the bond issues we were discussing earlier. I just wanted to let the Board know that there will be a final hearing on the validation on January 31st. Someone from our office will be there as well as the District Manager. Hopefully we can successfully get those bonds validated. When you are spreading out the debt for more than five years, you are required to have them validated. So, it's just part of the statutory process that we go through, but we will report on that after it happens. The only other matter I was following up on was something that we discussed previously with the non-ad valorem assessments that were charged to the District by the county Special Taxing District for the streetlighting. They were persuaded by our position, so they are reducing those assessments to zero. The District will not be responsible for those non-ad valorem assessments.

Mr. Pelaez: Thank you.

Mr. Cochran: I'm happy to report that.

Ms. Duque: Thank you so much for that report, Scott.

B. Engineer

Ms. Duque: The District Engineer had no report.

C. Club

Ms. Henning: As far as operations and facilities, as you can see, we still have a long list for work orders, but I am working with Chit Chandler to complete them. Some of the items that were completed were removed off of the list, but the ones in progress that I noted here, have already been completed in this timeframe and we are just continuing to move through them. As far as club updates and projects, the tree trimming that we

approved at the last meeting was completed by Tony's Landscape. Some photos were provided. They did a great job and were out here as soon as it was approved. It was great to see. As far as value optimization and recommendations, our club uniforms arrived today, so at the next meeting you will see us in our new shirts and jackets.

Ms. Duque: I had the privilege to see them and they are amazing.

Ms. Hemming: They look great. Staff is excited about the jackets. We are in great shape.

Mr. Pelaez: Good. Did they apply the credit to the invoice?

Ms. Hemming: Yes.

Mr. Pelaez: Thank you.

Ms. Hemming: So, everything worked out. As far as some additional storage options, we are still looking at basically optimizing the space that we have in our current storage area and condensing a lot of the items we have now to create some more space. The vendor fragrances are on hold. We already approved the preventative maintenance for the HVAC system. Miami Pool Tech and the gym equipment are still under review. I will bring that information to the Board by the next meeting. I will also be working with DBL Media as far as replacing some damaged signage. As far as events, the December movie night was great. We had an excellent turnout for Elf. The kids were very excited about our popcorn bar. They really enjoyed themselves. The resident holiday party was also a big hit. Kids had a lot of say. Parents provided great feedback about having The Grinch and Santa there. They really played off of each other. Some of the kids were scared by the Grinch, but ultimately, they came around. Of course, Santa is always a big hit. Santa Lucy was there was well. The HOA worked with us on that. Kids enjoyed the bounce houses. They had a great time. The upcoming events were discussed at the workshop. Movie night is on January 10th, Disney trivia night is on January 24th and parents date night is on February 7th where there will be a salsa dancer. Cupcake wars is on February 21st. In March, there will be another food truck night and an arts and crafts night for the kids. That's all I have.

Ms. Duque: Are there any questions?

Mr. Xavier: I have a couple of items. The basketball courts came out great. I love the glass backboards. They are awesome. Could we look into having a merchant collect payments at the clubhouse, like if people are bringing guests or we have to pay for events? It is a pain to always have to pay with cash or checks.

Ms. Duque: We can look into that. I have to talk to the accounting department, because they don't handle anything through the accounting department. That's why we collect money orders, but that doesn't mean we can't. Let me get together with them and Monica to try to figure something out.

Mr. Xavier: When I had to pay for a guest, I had to get a cashier's check for \$5. It would be nice to be able to swipe a credit card.

Ms. Duque: We will look into that.

Mr. Xavier: Thank you.

Ms. Duque: Are there any other questions? Hearing none,

D. Field Manager

Ms. Navarette: Good evening. We had our regular trimming and mowing services. We like how the poinsettias turned out at the main entrance and throughout the community. They look good this time of the year. Weeds in the medians and beds were inspected by Juliana. They did a good job taking care of it. BrightView removed spiderwebs from blue agaves throughout the community. Field inspections, quality assessment, pest control and wet checks were provided per the contract. We have the lake maintenance report, and everything is good. The new company is doing a great job. The palm pruning project was completed and mulch was installed. Tony's Landscape installed Sylvester palms. They look good.

Mr. Vazquez: I haven't seen them.

Ms. Navarette: They are at the SW 238th Street roundabout.

Ms. Duque: If you recall, we wanted to have them in before the holiday and they were.

Mr. Xavier: It does look nice.

Ms. Navarette: It opened up the median a lot.

Ms. Duque: Kudos to Dennis and Edwin.

Mr. Pelaez: He has done a great job with the landscaping.

Ms. Navarette: We wanted to bring to your attention that we sent letters to the owners of houses that had trees encroaching District property. In one case, the wife passed away and we tried to reach the gentleman. We stopped by today and left him Juliana's card and another letter. He removed some of them and put them close to his

residence, but he still has branches hanging out. So, we are trying to give him a little more time to see how it plays out; if he reaches out to us. Maybe we can give it one more week and inspect it again. If that doesn't happen, we are going to have to take care of it and bill him.

Mr. Vazquez: Is the gentleman's spouse deceased?

Ms. Duque: For all of the properties that have landscaping on CDD property, we are giving them a certain time to remove the landscaping, per the letters that were sent. One letter came back to our office. We sent them by certified mail. We are trying to do the good neighbor practice that we have always talked about. This is the property where no one was inside. I left my business card and haven't heard anything. We visited again today and left some copies of the letters being sent as well as my business card. What Andi is saying is that we don't know what people are doing.

Mr. Vazquez: Got it.

Ms. Duque: So, we are trying to bring back that good neighbor practice, because when the first letter was sent, some of the plant material was actually removed and brought close to the property. We noticed that today. So, we are just trying to understand if he is clear on what needs to be done.

Mr. Vazquez: Okay.

Ms. Duque: It's just a matter of time. We are just trying to figure that out. It's also important to mention for the record, that we are trying to do that, but that doesn't mean we are going to let this pass. At some point, if it's not removed, the District will remove it and bill the property owner.

Mr. Vazquez: Thank you.

Ms. Duque: The question is how it's going to be back charged. I mentioned to Mauricio that once again, we live by our assessment through the tax roll. If a specific folio or property has an assessment, we will include the cost of the invoice to that specific property.

Ms. Navarette: That's it.

Mr. Pelaez: Thank you.

Ms. Duque: Are there any questions in terms of the Field Report? Not hearing any,

E. CDD Manager

Ms. Duque: The only item that I would like to report on, which is not part of the agenda because I received the documents after the agenda went out, is that we received the First Amendment to the Clubhouse Management Agreement with KW Property Management. The agreement is already signed, and I want to make sure that we ratify it and have it ready and be part of today's record. The only item that we are missing is Exhibit C, which is the schedule. Nick will provide us with the schedule as soon as it is ready. It is just a matter of coordinating with the new person coming in and their specific dates. So, we will make sure that's included as part of the agreement. At this point, I request a motion to ratify the First Amendment to the Clubhouse Management Agreement.

On MOTION by Mr. Pelaez seconded by Mr. Xavier with all in favor the First Amendment to the Clubhouse Management Agreement with KW Property Management was ratified.

Ms. Duque: I was approached by the HOA. At the last meeting, the CDD agreed to let the HOA pay for certain activities and certain items that were part of the day-to-day activities within the clubhouse. So, we don't have to wait until we receive proposals or the invoices and then go back out for bids or to the management company and process it, we decided to allow them to tackle those items and bring those back to the District. So, we will ratify it and make sure that we reimburse the HOA. That seemed to work perfectly fine to them, because they had the ability to purchase a couple of items that they needed for specific events, as well as some restoration materials that were needed after the Halloween party. That was discussed at a couple of meetings. So, at this time, I need a motion to ratify the CDD expenses on the HOA credit card in the amount of \$4,997.80.

On MOTION by Mr. Xavier seconded by Mr. Vazquez with all in favor charging CDD expenses on the HOA credit card in the amount of \$4,997.80 was ratified.

Mr. Pelaez: Are we doing the same thing with the party rental company after these events? Is there any discussion that we can have with them? We are renting chairs. There are three invoices. Can we do something on credit and maybe they can start sending an

invoice, so we don't have to go through this accounting process every time? I think we rent enough from them that they can probably do something like this. We can use them as vendors, but they need to give us a credit if possible.

Ms. Duque: I agree.

Ms. Henning: I will reach out to them.

Mr. Vazquez: There are administrative costs that over time builds up.

Ms. Henning: I will reach out to them to confirm.

Mr. Vazquez: We are not going anywhere.

Mr. Pelaez: Exactly. They have seen our history of rentals.

Ms. Duque: Thank you Monica.

Ms. Henning: Absolutely.

Ms. Duque: Are there any questions from the Board? Not hearing any,

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of the 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 to approve these items would be in order.

Mr. Pelaez: A couple of these just say, "Taxpayer Tax Receipts - \$750,000." It was probably to Wells Fargo. I think there are three of those. It is on Page 3 of the Check Register.

Ms. Duque: We start receiving the payments for the taxes and my accounting department transfers it to the General Fund. Remember, the General Fund is where we get our O&M. The one before that one for Ocean Bank Factoring is from the security company, Delta Five. The way that they send us the invoices are through Ocean Bank. So, we pay Ocean Bank for the security services.

Mr. Pelaez: There was one on Page 2 that said, "Delta Five Security."

Ms. Duque: Exactly.

Mr. Pelaez: What is the difference on that one and the one for Ocean Bank?

Ms. Duque: It's the way they send their invoices. If you want, I can get more clarification.

Mr. Pelaez: I know you look at the invoice.

Mr. Vazquez: It says, "Delta Five Security for \$2,269.99" and at the bottom it was subtracted.

Ms. Duque: That could be on our accounting department side. The way we pay Delta Five is through Ocean Bank. That's the way we have always done it. I will ask our accounting department and get back to you. Before, we used to pay Delta Five directly, they entered into this agreement with Ocean Bank and now we pay Ocean Bank. You can see that the date of the invoices is November for both, so what could have taken place is they put it on the accounting line and the accountant figured out that it was the wrong line item, so she changed it and then paid it to Ocean Bank.

Mr. Pelaez: She did that in December.

Ms. Duque: Correct. The one prior to that was November 28th.

Mr. Pelaez: I saw it.

Ms. Duque: That is most likely what happened. Let's say that we have different vendors that have always used an account, that account due to audit reports, will always be there in our records. So, we will have Delta Five as part of one of the accounts that we used. If the vendor tells us not to pay it directly, we will use Ocean Bank, but maybe we will just document that it was the wrong account. I will dig into it a little more and bring you more information.

Mr. Pelaez: My last question is that on Page 5, I see a transfer to SBA for investment with the State Board of Administration. I would like some clarification on how those funds get transferred.

Ms. Duque: We opened a State Board account. We have the money there, but it's there in case of a hurricane. Are there any other questions? Hearing none, we need a motion to approve.

On MOTION by Mr. Xavier seconded by Mr. Vazquez with all in favor the December 1, 2019 through December 31, 2019 Check Register, Balance Sheet and Income Statement were approved.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisors requests?

Mr. Cochran: What is at the end of the Field Report?

Ms. Duque: It is for informational purposes. Under Repair and Maintenance, we have a line item in our budget for irrigation repairs. We would like to bring that back, so the Board is aware of the repairs that took place. There were a couple of repairs that needed to be done in different zones. Actually, it was on timers 1, 2 and 3. Those are as stated on the same invoice per the contract. There is only one item and it was in back of a property. The irrigation system broke the line and it was floating on their property. We figured out it was irrigation, so we needed to make repairs. Once again, this is part of repairs and maintenance per the contract.

Mr. Cochran: I just wanted to make sure it didn't require any action.

Ms. Duque: Thank you so much for that, Scott.

Ms. Duque: Are there any Supervisor's requests? Hearing none, are there any audience comments? Not hearing any,

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

**SMALL PROJECT AGREEMENT
(Ramp Repairs 2020)**

THIS SMALL PROJECT AGREEMENT is made and entered into this 14 day of January, 2020 (the "Agreement"), by and between:

PALM GLADES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in unincorporated Miami-Dade County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

CHANDLER CONTRACTORS, INC., a Florida corporation, having as its principal business address, 16200 Owasco Circle, Davie, Florida 33331 (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District desires to hire a service provider to repair, replace, or re-secure, as appropriate, existing detectable warning surface tac-tile pads and/or dome-textured concrete at fifty-four (54) particular ramp areas within the District, as more particularly described in the Contractor's Proposal (hereinafter defined) and with the ramp areas shown more particularly on the map attached hereto and made a part hereof as Exhibit A (the "Project Areas"); and

WHEREAS, the Contractor has submitted a proposal dated December 1, 2019 to complete the above-described services at the Project Areas within the District (the "Work"), a copy of said proposal being attached hereto and made a part hereof as Exhibit B (the "Proposal"); and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform the Work as detailed in this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the exhibits attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his or her designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Work in accordance herewith and with the conditions and prices as stated herein, in Exhibit A and Exhibit B.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the Work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the Work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the Work.

H. Contractor will be held responsible for the care, protection and condition of all Work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Work shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2008 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all Work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing Work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

SECTION 3. COMPENSATION. Upon Contractor's completion of the Work described in this Agreement, District agrees to compensate the Contractor in a total amount not to exceed **TWENTY-THREE THOUSAND ONE HUNDRED AND 00/100 (\$23,100.00) DOLLARS** (See Proposal). It is understood and agreed that Contractor will use its best efforts to re-use as many of the existing dome-textured mats and pads as possible to reduce the number of new/replacement mats and pads to be purchased, and, thus, it is anticipated by both parties that the final contract price will be lower than the \$23,100.00 amount reflected in the Proposal. It is further understood and agreed that District shall be responsible, at cost, for any permit fees required by Miami-Dade County, any municipality or other governing entity or agency having jurisdiction thereof (if any).

The District agrees to pay Fifteen Thousand and 00/100 (\$15,000.00) of the contract price upon commencement of the Work by the Contractor and for purchase of materials and the remaining balance of the contract price upon completion of the Work and after the Work has passed final inspection by the District and applicable permitting agencies, if any. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made. This provision supersedes any payment schedule or plan set forth in Exhibit B.

SECTION 4. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

SECTION 5. TERM. This Agreement shall commence upon signature and shall continue until the Work described herein is completed. The Work over the Project Areas shall begin no earlier than January 15, 2020 and be completed by Contractor by March 1, 2020, weather permitting ("Scheduled Completion Date"). The Contractor understands and acknowledges that the Work, as defined herein, is essential to use and enjoyment of the District facilities by the residents, property owners within the District and the general public. Therefore, Contractor agrees that the sum of \$50.00 per day may be deducted from the amount due to

Contractor, as liquidated damages and not as a penalty, for failure to achieve completion of the Project within seven (7) days of the Scheduled Completion Date (regardless of weather conditions), which deduction shall begin on the eighth day after the Scheduled Completion Date. The District shall have the right to deduct such liquidated damages from any amount due, or that may become due the Contractor, or to otherwise collect such liquidated damages from the Contractor.

SECTION 6. INDEMNIFICATION.

A. Contractor shall indemnify, defend, and save harmless District, its respective officers, agents, servants, employees, volunteers and representatives from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of the Contractor, its officers, agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1 million per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes, or the doctrine of sovereign immunity.

SECTION 7. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 9. CANCELLATION/TERMINATION. The District shall also have the right to cancel/terminate this Agreement (1) for convenience at anytime and without any liability therefor prior Contractor's initiating work at any of the Project Areas under this Agreement (2) for

convenience at anytime upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

SECTION 10. WARRANTY. The Contractor warrants its work against defects in materials or workmanship for a period of three (3) years from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. **[NOT APPLICABLE TO THIS AGREEMENT]**

SECTION 11. INSURANCE.

A. The Contractor shall maintain at its own cost and expense the following insurance coverages during the execution and performance of the Work under this Agreement:

- i. Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall agree to be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.
- ii. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$500,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:
 1. Premises and Operations;
 2. Independent Contractors;
 3. Product and Completed Operations Liability;
 4. Broad Form Property Damage; and
 5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.
- iii. Comprehensive Automobile Liability, covering owned, non-owned, or rented automotive equipment to be used in performance of the Work, with minimum limits of \$500,000, with no restrictive endorsements.

B. If checked here, the Work or a portion thereof is to be performed within the right-of-way or property of Miami-Dade County (the "County"), in which case the Contractor is

required to comply with certain contractual provisions regarding insurance and indemnification as required by separate Agreement between the District and the County (the "ROW Agreement"). Copies of said ROW Agreement are available to Contractor upon Contractor's request to the District Manager of the District.

C. District and County (if Section 11.B is checked) shall be Additional Named Insureds under the policies of insurance required pursuant to this Agreement.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements established by the District. District reserves the right to reasonably require other insurance coverages that District deems necessary depending upon the risk of loss and exposure to liability.

E. Insurance companies selected must be acceptable to District and County (if Section 11.B is checked). All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District and the County (if Section 11.B is checked) by certified mail.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District and County (if Section 11.B is checked) with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor shall ensure that any company issuing insurance to cover the requirements contained in this Agreement agrees that they shall have no recourse against the District or County for payment or assessments in any form on any policy of insurance.

I. The clauses, "Other Insurance Provisions" and "Insured Duties in the Event of an Occurrence, Claim or Suit" as it appears in any policy of insurance in which the County is named as an additional insured shall not be applicable to County.

J. Contractor shall furnish District with a Certificate of Insurance evidencing compliance with the requirements of this Section 11 prior to performing Work hereunder. In the event the Certificate of Insurance provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed Certificate of Insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension there under is in effect. Contractor shall not continue to complete the improvements required by this Agreement unless all required insurance remains in full force and effect.

K. Violation of the terms of this Section 11 and its sub-parts shall constitute a breach of the Agreement, and District, in its sole discretion, may cancel the Agreement, and all rights, title and interest of the Contractor in this Agreement shall thereupon cease and terminate.

SECTION 12. CHANGES IN WORK.

A. District may further order extra work or make changes by altering, adding to or deducting from the Work, the Agreement sum being adjusted accordingly. All such Work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

SECTION 13. REMEDY FOR DELAY.

A. In the event of any delay in the Work caused by any act or omission of the District, its agents or employees, by delays in the permitting/approval of the Work by the responsible government entity, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Work.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(S) IN THE COMPLETION OR PROSECUTION OF THE WORK.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the Work within the time allocated by this Agreement.

D. All requests by Contractor for extension of time to complete the Work shall be made in writing to the District.

SECTION 14. NOTICES.

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

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

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

CONTRACTOR: **Chandler Contractors, Inc.**
16200 Owasco Circle
Davie, Florida 33331
Attention: Wendell H. Chandler

SECTION 15. PUBLIC RECORDS.

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

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

the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

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

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

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

SECTION 16. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 17. ENTIRE AGREEMENT. This instrument, including its incorporated exhibits, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 18. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 19. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 20. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 21. CONFLICTS. In the event of a conflict between any provision of this main Agreement instrument and the terms and conditions of Exhibit B, then this main Agreement instrument shall control.

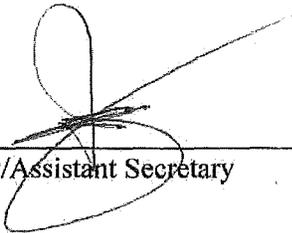
SECTION 22. ACCEPTANCE OF PROPOSAL. District's acceptance of the Contractor's Proposal set forth in Exhibit B is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Work at the Project Areas described in Exhibit A.

SECTION 23. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

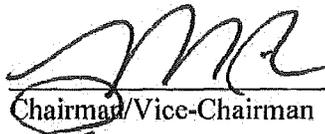
IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary



Chairman/Vice-Chairman
14 day of January, 2020

WITNESSES:

CONTRACTOR:

**CHANDLER CONTRACTORS, INC., a
Florida corporation**



Monica Henning
[PRINT NAME OF WITNESS]


Merlin Casas
[PRINT NAME OF WITNESS]

By: 

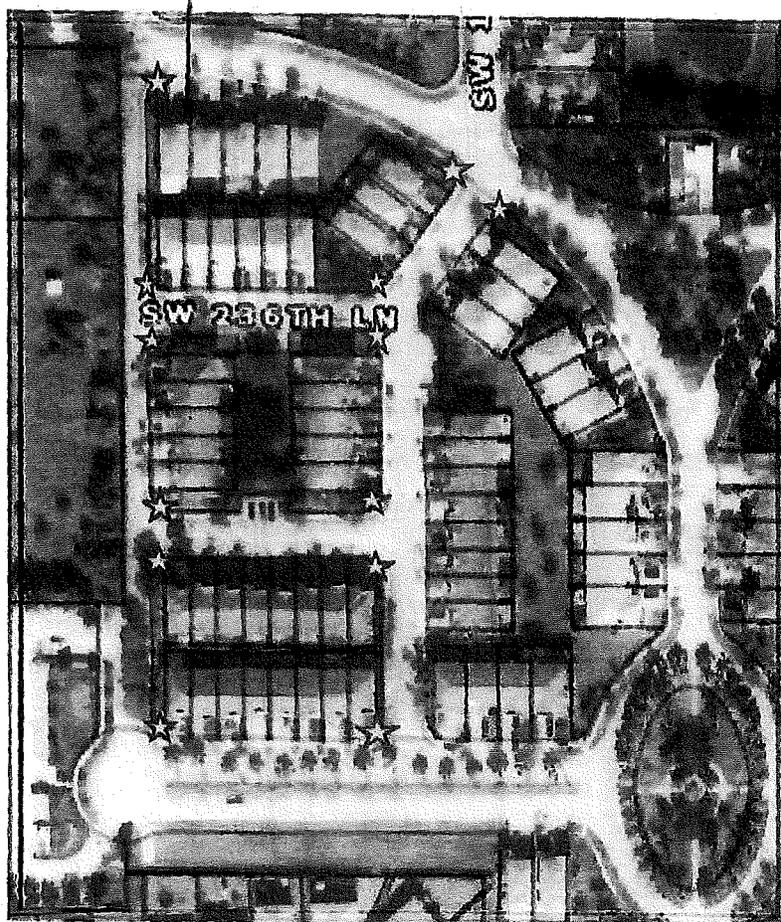
Title: President
14 day of January, 2020

EXHIBIT A

Project Areas

PALM GLADES COMMUNITY DEVELOPEMNT DISTRICT
Handicap Ramps

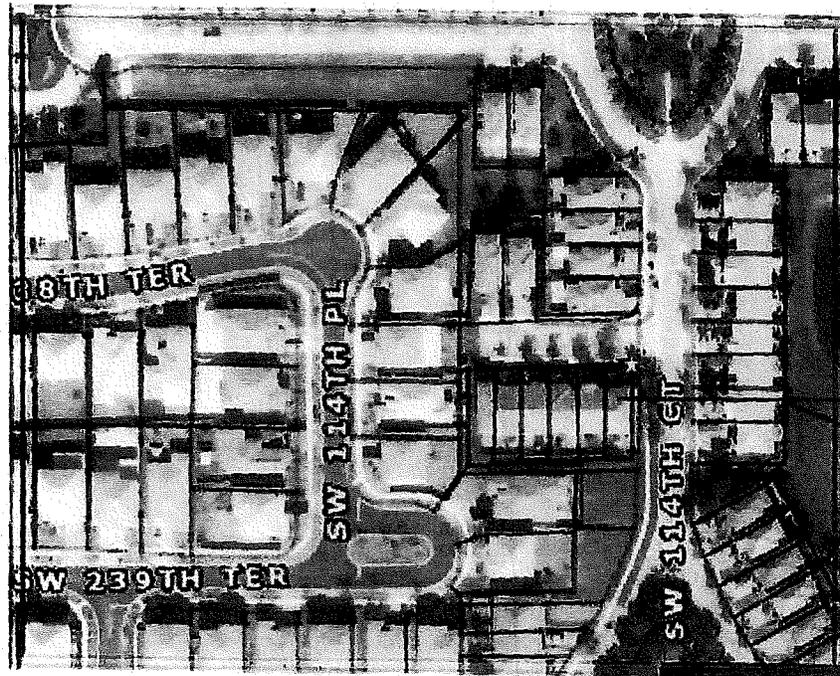
11484 SW 236 Street



★ 13 Handicap Ramps

Juliana Duque
District Manager
GMS-SF

PALM GLADES COMMUNITY DEVELOPEMNT DISTRICT
Handicap Ramps



★ 1 Handicap Ramp

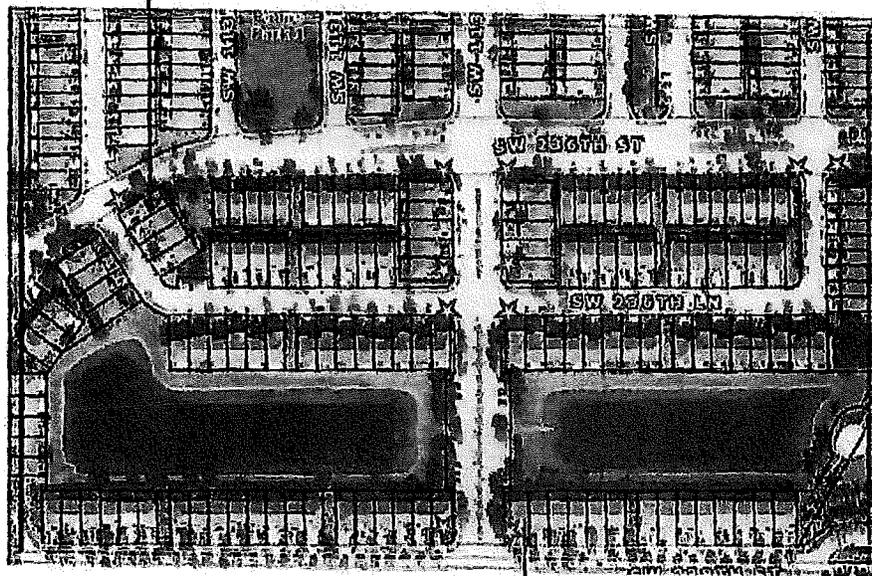
Juliana Duque
District Manager
GMS-SF

PALM GLADES COMMUNITY DEVELOPEMNT DISTRICT
Handicap Ramps

28381 S.W. 114 Place



28606 S.W. 113 Passage ★ 23 Handicap Ramps

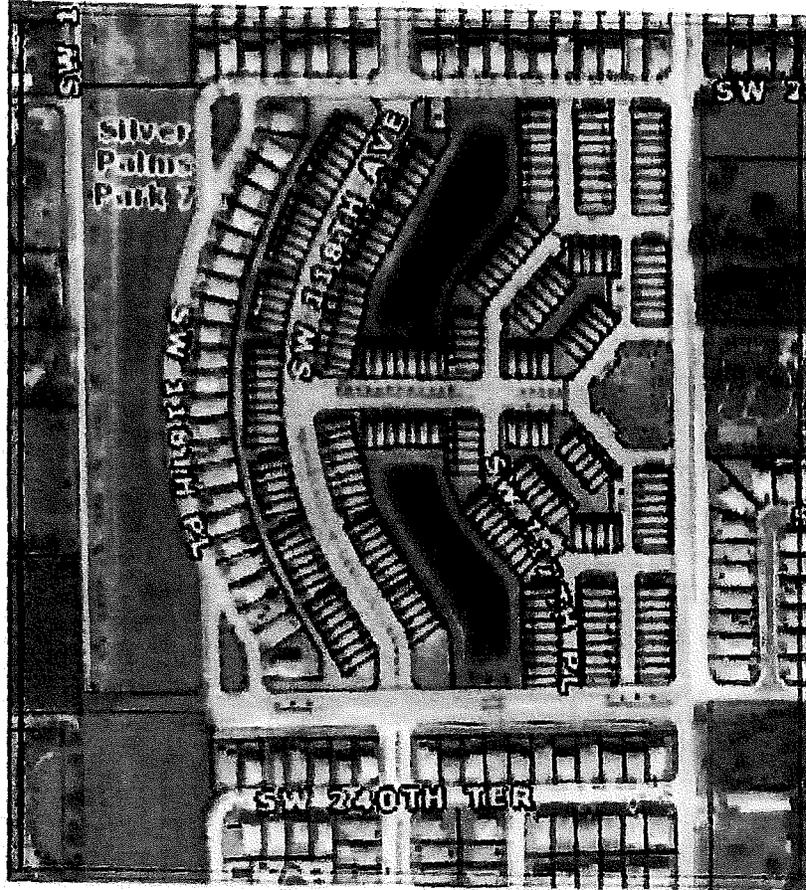


11265 S.W. 208 Street

★ 11 Handicap Ramps

Juliana Duque
District Manager
GMS-SF

PALM GLADES COMMUNITY DEVELOPEMNT DISTRICT
Handicap Ramps



★ 0 Handicap Ramps

★ TOTAL: 54

Juliana Duque
District Manager
GMS-SF

EXHIBIT B

Proposal

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: _____

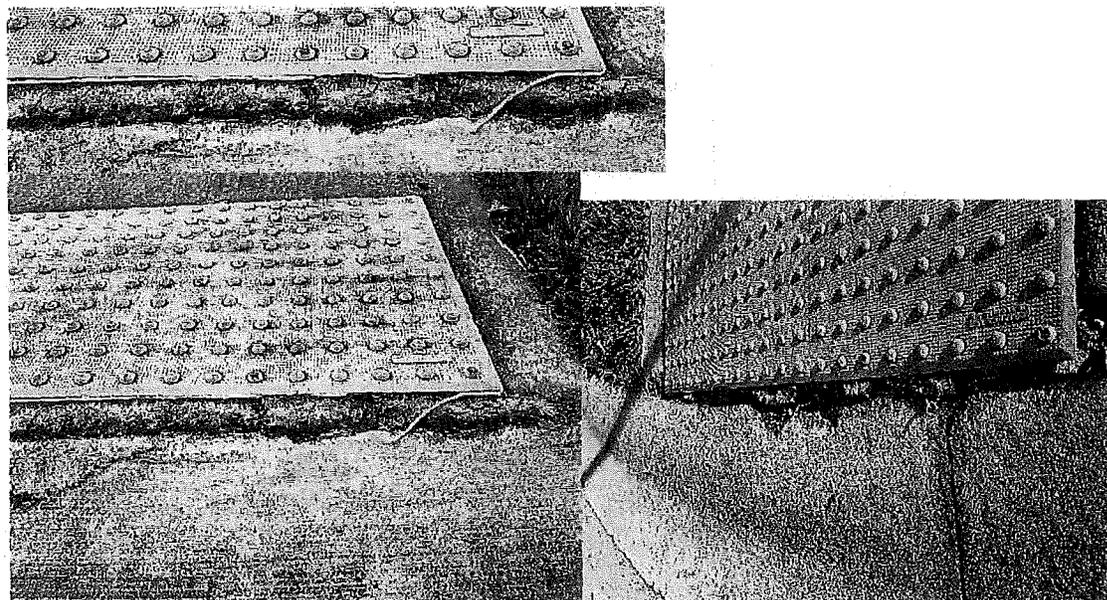
These are the areas that are marked as #1 on the proposal.



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



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



**FACILITY USE AGREEMENT
(Volleyball Clinics)**

This is a Facility Use Agreement (the "Agreement") entered into on this 31 day of January, 2020 (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

VOLLEYKIDS ACADEMY LLC, a Florida limited liability company, whose principal and mailing address is 11329 SW 240th Street, 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 premises, outside the clubhouse itself, at the approved times for the purpose of conducting Volleyball clinics 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 to pay the District a portion of the revenues received by Instructor to cover the expenses incurred by the District in administering this Agreement; and

WHEREAS, Instructor represents to District that Instructor has the necessary skill, expertise, and capability to act as a Volleyball instructor and is insured; and

WHEREAS, the District Board of Supervisors desires to promote the use of the Facilities and provide, within its powers, recreational opportunities for 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. Volleyball Clinics. Instructor expects to charge each participant \$10.00 per class. Classes shall be no more than one (1) hour(s) in length and shall be held in accordance with a schedule as approved by the Club Manager of the Facilities.
- 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 conducting classes 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 class and Instructor's 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 for Volleyball clinics only 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 classes.
- h. Priority. With respect to the Volleyball or other instruction authorized by this Agreement, Instructor agrees to give priority to members of the Club, where appropriate and to the extent permitted by applicable law.

- i. Participants. Instructor shall conduct classes in such a manner, so as not to unreasonably interfere with any individuals utilizing the Facilities.
 - j. Waiver of Liability. Instructor agrees to obtain a completed Participant Release and Waiver of Liability (provided by the District) signed by any participants, or the parent or legal guardian of a minor child, prior to the start of any classes and to provide a copy of the same to the District.
 - k. Background Screening. Prior to conducting any classes 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.
 - l. Instructor Certifications. Instructor agrees that all instructors that conduct Volleyball clinics at the Facilities pursuant to this Agreement shall be certified by an independent, reputable organization in teaching such classes and shall provide the District with copies of certifications upon start date of classes. Instructor further agrees that all instructors that conduct Volleyball clinics at the Facilities pursuant to this Agreement shall be subject to the background screening requirements set forth above and that the insurance and that Instructor's obligations under the insurance and indemnification requirements set forth below shall be equally applicable to any and all instructors conducting Volleyball clinics at the Facilities pursuant to this Agreement.
 - m. Daily log. Instructor shall maintain a daily log of Volleyball clinics and usage 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. Copies of the pertinent sections of the daily log shall be provided by Instructor to District with the payment required in Paragraph 5.
 - n. Advertising. Instructor shall not advertise, without the express written permission of the District Manager of the District, by printed means or otherwise, its services or its 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 through September 30, 2020 ("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. Fee to District. Instructor agrees to pay a fee, on a monthly basis as consideration for the right to use the Facilities as provided in this Agreement, an amount equal to \$1.00 per participant per clinic conducted by Instructor under this Agreement and which revenues are received by Instructor in connection with any private lessons. Such payments shall be paid in arrears and shall be due on or before the 1st day of each even-numbered month. Instructor shall pay the District within ten (10) days of the expiration of the Extension Term or any earlier termination of this Agreement any amounts due under this provision. All payments shall be sent or delivered to District Manager at the address set forth in Paragraph 12 below.

6. 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.

7. Default. Each of the following shall be deemed a default by the Instructor:

- a. Failure to pay the fee or any other required costs or expenses as herein provided when due.
- b. 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.

8. Damage or Alteration to Premises. Instructor shall not injure, mar, or deface the premises, 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 anytime. 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 its 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.

9. Insurance. Instructor shall purchase and maintain throughout the Initial Term and any Extension Term, at no cost to District, Comprehensive General Liability Insurance with minimum combined single limits of at least One Million Dollars (\$1,000,000.00) covering all claims arising directly or indirectly out of the services outlined by this Agreement; which insurance shall include the District as an additional named insured. Instructor acknowledges that as an independent contractor, Workers' Compensation Insurance is not required, but may be purchased by Instructor at no cost to District, for Instructor's own benefit. All said insurance policies shall be endorsed to provide District with thirty (30) days prior notice of cancellation and/or restriction. Instructor shall file all required Certificates of Insurance with the District Manager for approval prior to commencement of services under this Agreement. Insurance policy(ies), individually or collectively, shall provide coverage for the individual Instructor named as a party to this Agreement.

10. 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 Instructor hereby agrees 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.

11. Waiver. No waiver of any covenant or condition or the breach of any covenant or condition of this Agreement shall be taken to constitute a waiver of any subsequent breach of such covenant or condition nor justify or authorize a non-observance on any other occasion of such covenant of rent by the District at any time when the Instructor is in default of any covenant or condition hereof be construed as a waiver of such default. The rights of the parties under this Agreement shall be cumulative, and failure on the part of

either party to exercise promptly any rights given hereunder shall not operate to forfeit any of said rights or alternative sets of rights arising under this Agreement or other rights or remedies available at law in equity.

12. 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

Instructor: Volleykids Academy LLC
Attn: Miguel Dapena
11329 SW 240th Street
Homestead, Florida 33032
Email: volleykidsacademy@gmail.com

The addresses may be changed from time to time by either party by serving notice as above required.

13. Assignment. The Instructor shall not assign this Agreement in whole or in part without the express written consent of the District Board of Supervisors.

14. 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. Neither Instructor nor employees or agents of Instructor shall 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 or any employee or agent of Instructor.

15. 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 Instructor 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.

16. 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 Instructor, for damages arising from any act of negligence of any occupants, guests, invitees or trespassers at the Facilities.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. Public Records.

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

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

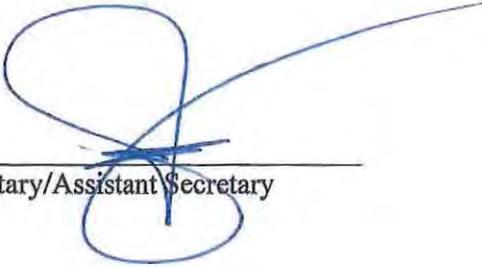
B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District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

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

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
TELEPHONE: (954) 721-8681
EMAIL: jduque@gmssf.com

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

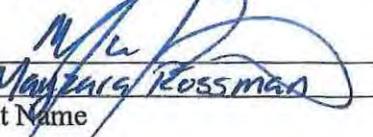
31 day of January, 2020

INSTRUCTOR

VOLLEYKIDS ACADEMY LLC,
a Florida limited liability company

Witnesses:


Print Name Monica Henning Hamilton


Print Name Mayzara Kossman

By: 
Print: Miguel Sopena-Perez
Title: _____

31 day of January, 2020



VOLLEYBALL CLINICS

For boys and girls ages 6-12

SILVER PALMS CLUB HOUSE

Sundays / 9:00 - 10:00 AM

VOLLEYKIDS ACADEMY

Volleykids Academy is a developmental program that provides a fun learning environment for children to learn the fundamentals of volleyball and develop their motor skills.

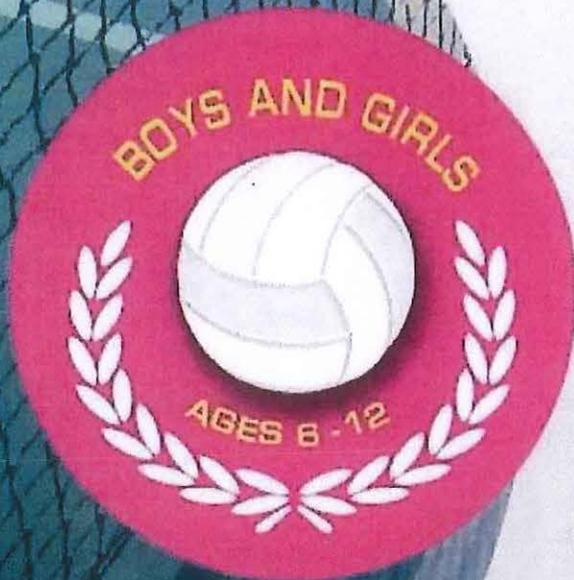
THE COST for the volleyball clinics is:

\$10

For more information and to register contact

MIGUEL DAPENA
at 786-916-1691

volleykidsacademy@gmail.com





MEMBERSHIP CARD

  <p>5379418</p> <p>USA Volleyball.</p> <p>Florida Region Membership Card 2020 Season</p> <p>Name: Miguel Dapena Member #: FL2437277MOA20 LOP: UA Member Dates: 10/3/2019 - 10/31/2020 Club Name: Miami Select Volleyball</p>	 <p>BG Status: Current BG Exp: 10/31/2020 SafeSport: <input checked="" type="checkbox"/> Yes SafeSport Exp: 10/31/2020 CAP Cert: IMPACT CAP Exp: N/A Badges:</p> <p>Commissioner: Mary Andrew</p>
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- Front -

- Back -

**VERIFICATION OF INSURANCE
FOR THE AMATEUR ATHLETIC UNION OF THE U.S., INC. AND ITS MEMBER CLUBS**

GENERAL INFORMATION This document verifies insurance coverage for the Amateur Athletic Union of the United States, Inc. Member clubs have coverage as shown below from the date of enrollment and acceptance in the AAU. Expiration date is August 31st annually.	COVERAGE DATES: 11/05/2019 - 8/31/2020
--	--

This verification is issued as a matter of information only and confers no rights. This verification does not affirmatively or negatively amend, extend or alter the coverage afforded by the policies below. This verification of insurance does not constitute a contract between the issuing insurer(s), authorized representative or producer.

PRODUCER Foy Insurance 64 Portsmouth Ave PO Box 1030 Exeter, NH 03833-1030	INSURED Amateur Athletic Union of the U.S., Inc. Walt Disney World Resort P.O. Box 1000022400 Lake Buena Vista, FL 32830-1000 (407) 934-7200	MEMBER CLUB INSURED CLUB CODE: WYBA9T Volleyball Academy 11329 SW 340th ST Homestead, FL 33032 Enrollment Date: 11/5/2019 6:34:00PM
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INSURER(S) AFFORDING COVERAGE

Company A United State Fire Insurance Company NAIC # 21113 Company B Everest National Insurance Company NAIC #10120	*For box below, INSR LTR refers to Company A or B
--	---

COVERAGES - This is to certify that the policy(ies) of insurance listed below have been issued to the insured named above for the policy period indicated. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policy(ies) described herein is subject to all the terms, exclusions, and conditions of such policy(ies). Limits shown may have been reduced by paid claims.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	COVERAGE EFF. DATE (MM/DD/YY)	COVERAGE EXP. DATE (MM/DD/YY)	COVERAGES	LIMITS
A	Participant Accident	US1182766	9/01/2019 12:01 AM	9/1/2020 12:01 AM	Accident Medical Accidental Death and Dismemberment	100,000 20,000
B	Excess Liability	S18EX00142-191	9/01/2019 12:01 AM	9/1/2020 12:01 AM	Each Occurrence Policy Aggregate	1,000,000 1,000,000
B	Excess Liability	S18EX00142-191	9/01/2019 12:01 AM	9/1/2020 12:01 AM	Each Occurrence Policy Aggregate	9,000,000 9,000,000
B	General Liability	S18ML00176-191	9/01/2019 12:01 AM	9/1/2020 12:01 AM	Each Occurrence Limit General Aggregate Limit Participant Legal Liability Personal and Advertising Injury Limit Products-Completed Operations Aggregate Fire Damage to premises Rented to Policy Aggregate Cap Medical Expenses Limit (Any One Person) Sexual Abuse Liability Sexual Abuse Aggregate	1,000,000 3,000,000 1,000,000 1,000,000 3,000,000 1,000,000 25,000,000 3,000 1,000,000 2,000,000

ADDITIONAL INFORMATION / RESTRICTIONS / SPECIAL ITEMS

For said club to have coverage, all membership requirements in the AAU must be met.

For said club to have Extended Coverage (AB) program, all membership requirements in the AAU AB program must be met.

CANCELLATION - Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions. But, failure to mail such notices shall impose no obligation for liability of any kind upon the insurer, its agents or representatives.

REVOCATION OF MEMBERSHIP - will result in cancellation of coverage.

_____ Authorized Representative	Verification No. WYBA9T	<div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 1 </div> <small>Insured/Club/Insurer</small>
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DBL MEDIA, LLC
 7791 NW 46TH ST.
 STE# 102
 DORAL, FL 33166 US
 (786)464-0728
 sales@dblmedia.com
 www.dblmedia.com

Invoice

BILL TO
Palm Glades CDD 23770 SW 115th Ave Homestead, FL

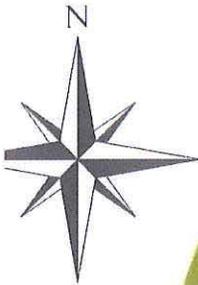
INVOICE #	DATE	TOTAL DUE		ENCLOSED
4311	01/27/2020	\$738.00		

SERVICE/PRODUCT/DESCRIPTION	QTY	RATE	AMOUNT
Sign Doggy Stations Includes: -U Channel Post -Sign -Bag Dispenser -Lidded Waste Can -Hardware -400 Pet Waste Bags -50 Waste Can Liners	2	309.00	618.00
Outdoor Signage Installation Doggy Station Sign/ Post Installation/ Labor & Materials/ 1 Business Day	2	60.00	120.00

Thank you for choosing us.
 We appreciate your business!

BALANCE DUE

\$738.00



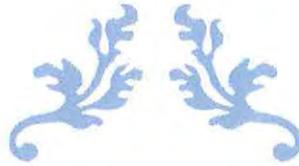
-  The Royal Collection
-  The Majesty Collection
-  The Sable Collection
-  Future Residential Homesites

 Original Dog Waste Stations

 New Dog Waste Stations 2019

 Additional Dog Waste Station





PALM GLADES CDD

FIELD REPORT

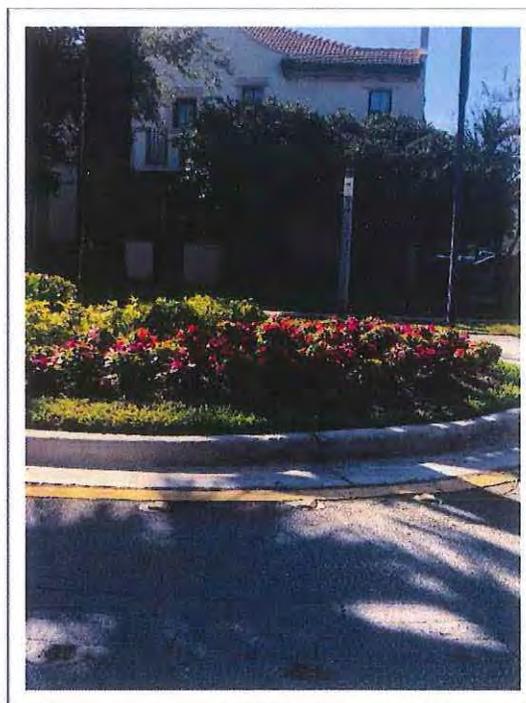
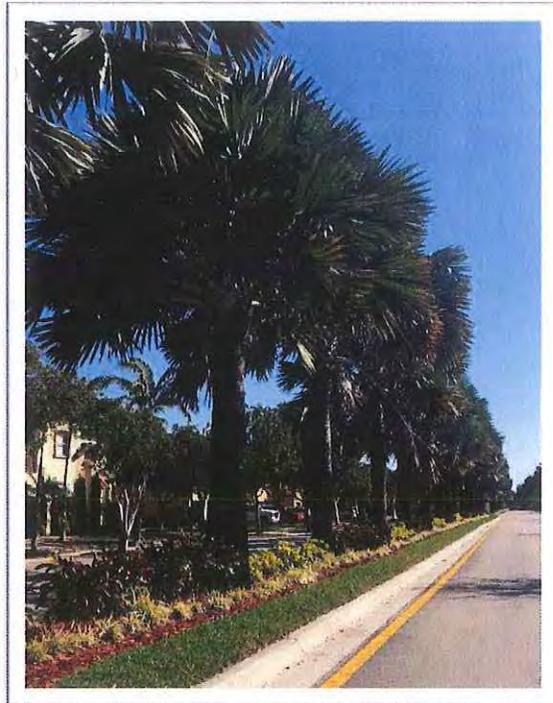


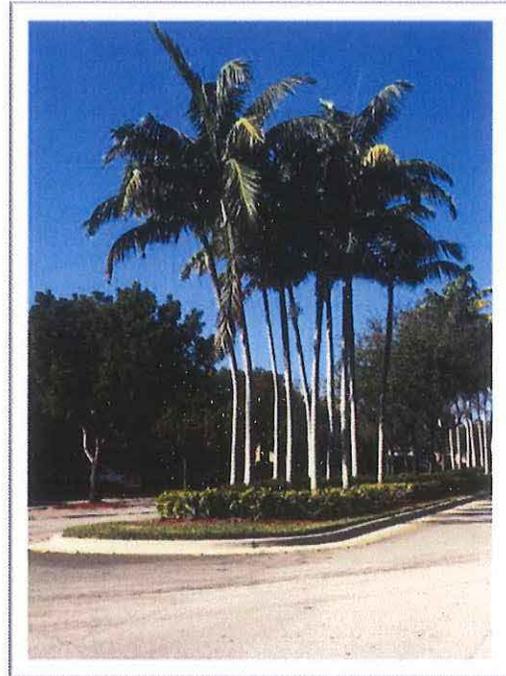
FEBRUARY 11, 2020

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

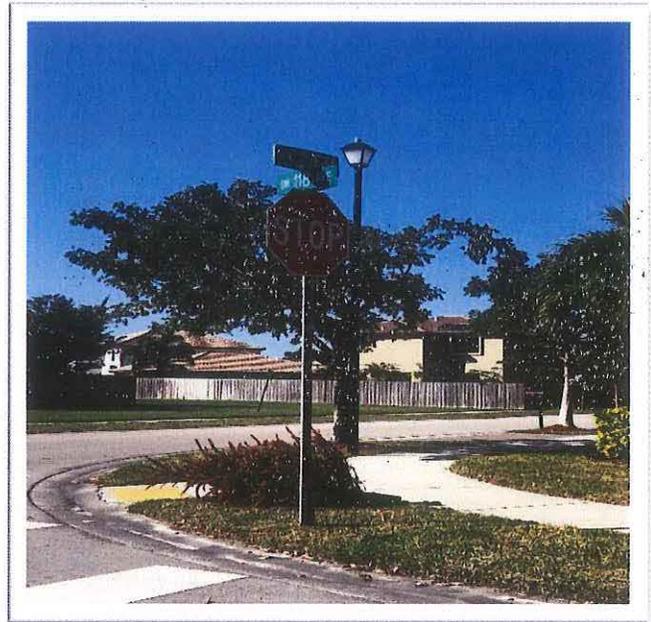
PALM GLADES CDD
(SILVER PALMS BY LENNAR)

- Regular trimming/ mowing service was provided by vendor.
- Weed control applied two times throughout the District.
- Treatment follow up for with flies on Gumbo Limbos.
- Applied liquid fertilizer at main entryways.
- Tissue samples were taken to ensure mosaic virus hasn't spread.
- BrightView is removing some weeds on median throughout the community.
- Field supervisor inspection/ quality assessment, pest control report, and wet check provided as **Attachment A.**
- Annuals are being inspected and monitored since the cold weather can affect them.





- District has been in communication with HOA to ensure that they advise residents that it's illegal to dump on CDD property.



- Brightview will be installing turf on removed tree trunk.
- Additional mulch is needed on the park with playground, District will ask vendor for a proposal.

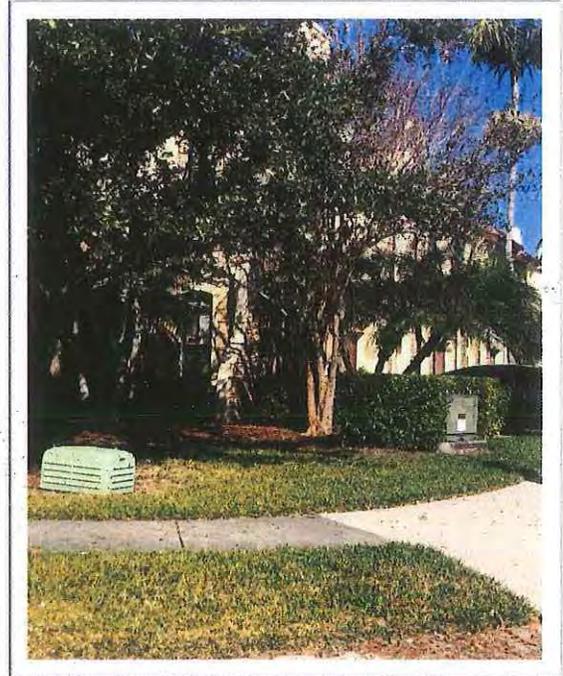


MISCELLANEOUS

- District is following up with vendor on Oak trees removal project. Removal schedule should be provided soon.



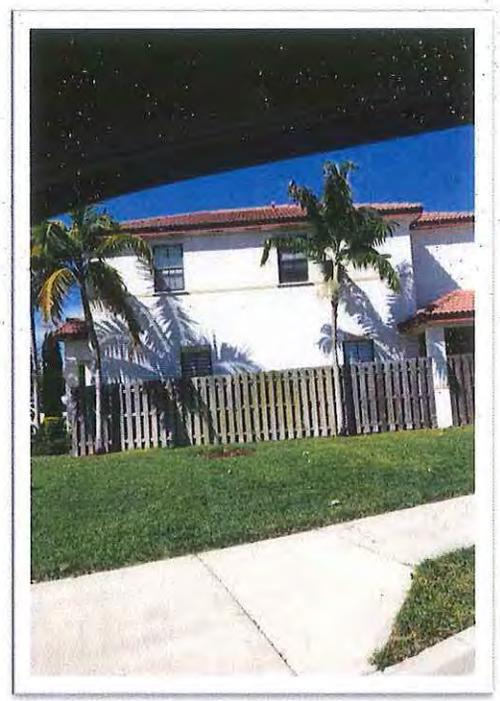
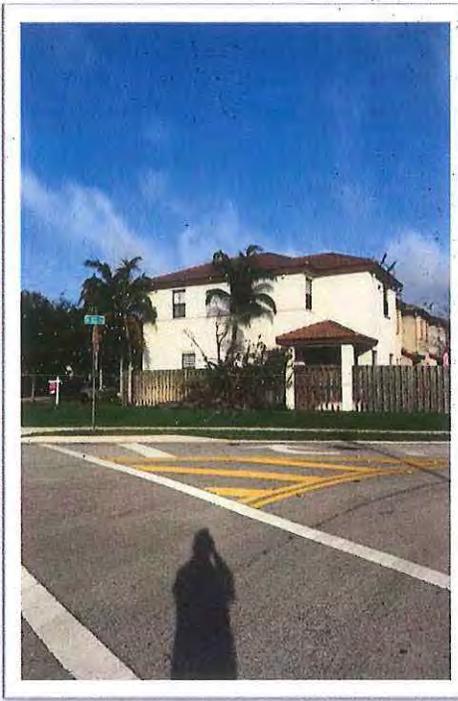
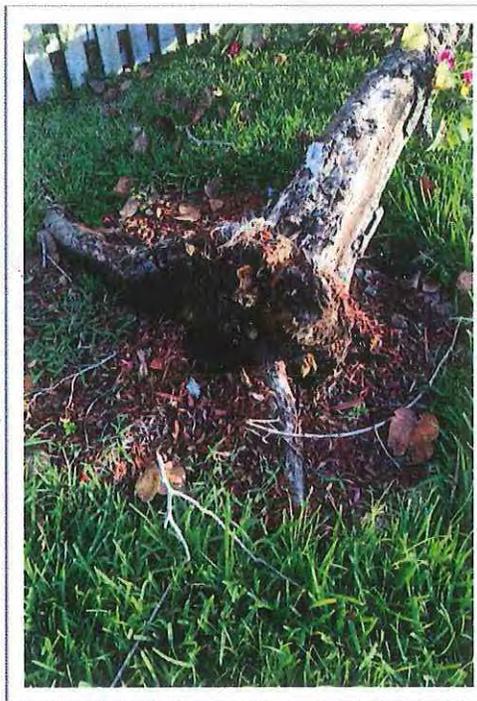
- Mr. Larkey resident that was encroaching CDD property, after contact with District Manager, has complied with District request and removed improperly placed plant material from the requested area.



- Lennar's new homes project is ongoing adjacent to the clubhouse. Comcast/ AT&T are working in the area. Some digging and trenching has affected our irrigation system, BrightView is monitoring as needed.



- District was contacted by resident to provide removal of falling tree on SW 114 Ct. Service was approved and Brightview has already cleaned the area and finish the removal service.



LAKE

- Lake Management including algae, border grass, and aquatic weed control as well as mitigation including invasive plant control was taken care of by District's vendor Solitude. Report provided as **Attachment B**.



PROPOSALS

- Approved proposals
1. *Tree on 23991 SW 114 Ct.*



UF/IFAS/TREC Plant Diagnostic Clinic

18905 SW 280 Street
Homestead, FL 33031

Phone: 786-217-9275 Fax: 305-246-7003

Email: trec-pdc@ifas.ufl.edu

PLANT SPECIMEN DIAGNOSTIC REPORT Specimen # 2020-105

SUBMITTED BY Tropical Plant and Pest Services 7026 Brunswick Cir Boyton Beach, FL 33472 rustymccrary@aol.com		PLANT Augustinegrass (<i>Stenotaphrum secundatum</i>)	METHOD SUBMITTED Walk-In
		VARIETY	CLASS Turf
		INTERNAL LAB NO.	LAB FEE \$40.00
			REPLY FROM LAB January 29, 2020
PHONE (561) 601 7275	COUNTY MIAMI-DADE, FL	PLANT MATERIAL turf plug	RECEIVED BY LAB January 28, 2020
CONDITION UPON ARRIVAL Good, Sample and Information		DIAGNOSTICIAN(s) Dr. Romina Gazis	
GENERAL OBSERVATIONS		DIAGNOSTIC TECHNIQUE(S) <input type="checkbox"/> Bioassay <input checked="" type="checkbox"/> Microscopic <input type="checkbox"/> Selective Media <input type="checkbox"/> Culture <input type="checkbox"/> Molecular Analysis <input checked="" type="checkbox"/> Serological <input type="checkbox"/> Incubation <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Visual Observation <input type="checkbox"/> Insect ID <input type="checkbox"/> PCR	

Diagnosis/Recommendations

Diagnosis: Negative for LVN (Potyvirus)

Category: Environmental/Cultural

Comments: Sample tested negative for Potyvirus, using agdia serological test. LVN (Lethal Viral Necrosis) or SCMV (Sugar Cane Mosaic Virus) belongs to the Potyvirus group. The test was repeated three times, all resulted negative. No symptoms were observed on the submitted turf sample.

For more information contact your local extension agent.

Diagnosis: No Pathogens Found

Category: Environmental/Cultural

Comments: Roots were examined for the presence of common turf diseases such as "Take All" and "Brown/Large Patch" disease but these fungi were not detected.

* We only observed a low infection of the turf blades by *Curvularia*, please see separate diagnosis*

Promote optimal plant health through proper fertilization and irrigation. Please

contact your local county extension agent for further questions and recommendations.

Diagnosis: Curvularia Blight Turf (*Curvularia*)

Category: Fungus

Comments: *Curvularia* blight causes thinning out and decline of the grass; irregular patches and streaks may also occur. Leaves yellow and then become brown from the leaf tip down. Leaf spots can occur with symptoms most severe on older leaves. Roots, stolons and rhizomes may also become infected. A fine, grey layer of mycelia may cover infected tissues, and there is often an abundance of sporulation from infected and dead tissue. Spores are borne on the mycelia and no enclosed fruiting structures are formed. The pathogen invades grasses through cut tips of leaves and is favored by high temperatures and adverse growing conditions. **This is primarily a stress pathogen that attacks low fertility and heat and drought stressed plants.** Damage often occurs when temperatures are 85 F or higher.

Management:

To prevent conditions that can lead to the development of *Curvularia* blight, avoid both overwatering and drought stress by irrigating according to evapotranspiration needs of the turfgrass. Fertilize to promote moderate growth. Maintain as high a mowing height as possible and control thatch. Avoid planting shade trees in the surrounding area. Fungicides may be warranted on golf greens during long periods of high temperatures.

Cultural practices can be important in preventing development of this disease. Apply the correct amount of fertilizer, reduce soil compaction, provide good soil drainage, and manage the thatch layer to keep it under 0.5 inches in thickness. Both chlorothalanil and iprodione have been shown to be effective. Always read and follow the label before applying any chemical.

Please contact your county extension agent for more information and recommendations.

Always follow label instructions. Check pesticide labels for specific host information, possible phytotoxicity, rates, re-entry intervals, and resistance management information. Some crop protection products may not be registered for sale or use in all states or counties. Please check with your state or local extension service to ensure registration status.



Institute of Food and Agricultural Sciences
Tropical Research and Education Center
Florida Extension Plant Diagnostic Clinic

\$40.00
PER SAMPLE
WE ACCEPT:
Credit Card, Check & Cash
Checks payable to:
University of Florida - FEPDC

Plant Diagnostic Submission Form (3 Steps)

FILL IN ALL 3 STEPS and SUBMIT ORIGINAL COPY WITH SPECIMEN

STEP 1: YOUR CONTACT INFORMATION - Please Print Clearly

Today's Date:

JAN 28 2020

Name: TROPICAL PLANT PEST Company:

Address: 7026 Brunswick City/Zip: Boynton Beach FL 33472

200105

County: Palm Beach Office Ph: 561-601-7275

Email: Rusty.mccaney@ad.com Cell Ph: 561-601-7275

Fax: _____

PAID
\$40.00 Credit Card

TYPE OF CLIENT:

Arborist | Farmer | Nursery | Lawn care/Landscaper | Home Owner | Municipality | Pest Control Operator
Other: _____

In addition to submitter send results to:

Name: _____ Company: _____

Address: _____ City/Zip: _____

County: _____ Phone(s): _____ Cell: _____ Fax: _____

Email: _____

STEP 2: GENERAL HOST PLANT & SYMPTOM INFORMATION - Please Print Clearly

Host Plant: St Augustine Cultivar: _____

Location: _____

General Plant Appearance: wilted spotted yellowed abnormal growth stunted mosaic
 other: _____

Part(s) of Plant Affected and Symptom(s) Expressed

<input type="checkbox"/> Roots	<input type="checkbox"/> Trunk	<input type="checkbox"/> Stem	<input type="checkbox"/> Branch	<input type="checkbox"/> Leaves	<input type="checkbox"/> Flowers	<input type="checkbox"/> Fruit
<input type="checkbox"/> apparently normal	<input type="checkbox"/> galls/swelling	<input type="checkbox"/> galls/swelling	<input type="checkbox"/> galls/swelling	<input type="checkbox"/> spotted	<input type="checkbox"/> spotted	<input type="checkbox"/> spotted
<input type="checkbox"/> poor growth	<input type="checkbox"/> cankers	<input type="checkbox"/> cankers	<input type="checkbox"/> cankers	<input type="checkbox"/> blighted	<input type="checkbox"/> blighted	<input type="checkbox"/> blighted
<input type="checkbox"/> discolored	<input type="checkbox"/> discolored int.	<input type="checkbox"/> discolored int.	<input type="checkbox"/> discolored int.	<input type="checkbox"/> yellowed	<input type="checkbox"/> discolored	<input type="checkbox"/> discolored
<input type="checkbox"/> rotted	<input type="checkbox"/> dieback	<input type="checkbox"/> dieback	<input type="checkbox"/> dieback	<input type="checkbox"/> mosaic	<input type="checkbox"/> rotted	<input type="checkbox"/> rotted
<input type="checkbox"/> stubby	<input type="checkbox"/> rotted	<input type="checkbox"/> rotted	<input type="checkbox"/> rotted	<input type="checkbox"/> wilted	<input type="checkbox"/> mosaic	<input type="checkbox"/> mosaic
<input type="checkbox"/> galls/swelling	<input type="checkbox"/> abnormal pattern	<input type="checkbox"/> abnormal pattern	<input type="checkbox"/> abnormal pattern	<input type="checkbox"/> galls/swelling	<input type="checkbox"/> distorted	<input type="checkbox"/> distorted
<input type="checkbox"/> other	<input type="checkbox"/> or number	<input type="checkbox"/> or number	<input type="checkbox"/> or number	<input type="checkbox"/> rotted	<input type="checkbox"/> other	<input type="checkbox"/> other
	<input type="checkbox"/> wilted	<input type="checkbox"/> wilted	<input type="checkbox"/> wilted	<input type="checkbox"/> other		
	<input type="checkbox"/> other	<input type="checkbox"/> other	<input type="checkbox"/> other			

Other: _____

STEP 3: PLANT PRODUCTION & HISTORY OF PROBLEM - Please Print Clearly

Type of Planting: Field | Interior | Garden | Grove/Orchard | Landscape | Nursery | Greenhouse | Shadehouse
Other: _____

Symptom(s) Prevalence: Entire Planting Localized Area Scattered Area

Symptom(s) Appeared (In Past): Days Weeks Months

Recently Applied Chemicals: Fertilizer: _____
Pesticide: _____

Additional Information: _____



All Professional Cleaning Contract Cleaning Services (2020-2021) Agreement

THIS AGREEMENT made this February 1st, 2020 by All Professional Cleaning and Club Silver Palms Condominium Association /PamGlades CDD at 23770 sw 115l Ave. Miami Fl 33032.

Whereas, All Professional Cleaning conducts a janitorial service rendered on an individual contract basis in commercial facilities, office buildings, schools, stores and other locations, as an independent business licensed by All Professional Cleaning LLC, Residential/Commercial Services L.P.

Whereas, Client desires All Professional Cleaning to supply contract-cleaning services to the property commonly known as Club Silver Palms Condominium Association /PamGlades CDD NOW THEREFORE, the Parties agree as follows:

1. Task Schedule. Beginning on Feb 1st, 2020 – January 31st, 2021 All Professional Cleaning will provide contract cleaning services for the area to be serviced described in the “Task Schedules,” a true and accurate copy of which is attached to this Agreement. All Professional Cleaning agrees that the janitorial services to be provided shall be conducted according to the guidelines agreed upon between the Client and the vendor All Professional Cleaning LLC.
2. Personnel. All personnel furnished by All Professional Cleaning are employees of All Professional Clean, and All Professional Clean will pay all salaries and expenses of, and all applicable federal and state taxes relating to, such personnel. For all purposes of this contract, All Professional Clean will be considered and independent contractor of the Client, and will not act as an agent, servant, or employee of the Client, or make any commitments or incur any obligations on behalf of the Client without its express written consent. All Professional will also provide company uniforms in order to provide the cleaning service. No personal will be allowed into the property during Non/Working hours, unless authorize by the management office.
3. Covenants. During the term of this Agreement and for (12) months thereafter, the Client shall not directly or indirectly hire any person employed by All Professional Clean. Client shall not, at any time, disclose to a competitor any pricing or bid information designated as confidential by the vendor All Professional Cleaning LLC.
4. Terms. The terms of the Task Schedule or of the price stated in paragraph 5, may be modified at any time by the mutual execution of written change orders by the parties on the form prescribed by the “Change Order” attached here to. All executed change orders shall become part of this Agreement. All Professional Clean will give the Client thirty (30) days prior notice of any price change for services rendered pursuant to the Task Schedule. Client will notify All Professional Clean of any changes in service times, any alterations to the furnishings, floor, wall or ceiling surfaces at the Client’s premises, or any other change which affects the Task Schedule and consequently the contract price. This Agreement shall continue in effect from the date services are to begin, for a period of (12) months unless terminated.
5. Payment. The payment should be made to **All Professional Cleaning by the 15th day of each month**, once the invoice has being received by the client office. The amount (US \$4,300.00) per month, which include all janitorial supply and applicable taxes. The client should sent the payment to (13727 SW 152nd Street Suite 110 Miami Fl 33177, or can provide the check to GM (Ramon Torres) The first billing will be made on the first day of services and shall be payable in ten (10) days. Client’s failure to pay the full amount due within thirty (30) days of any invoice shall, at the election of All Professional Cleaning, be deemed to be a default and termination without notice by Client. A late fee charges of 1 ½ will apply to the Client

6. All Professional Cleaning LLC will perform all services required under this Agreement, except when prevented by strike, lockout, act of God, accident or other circumstances beyond its control.
7. Insurance. All Professional Cleaning shall provide the insurance coverage set forth below, and deliver to Client certificates of insurance upon request.
 - a. General Liability: Latitude On The River Condominium Association / Peabody Properties Miami
 General Liability: \$1,500,000.00
 - b. Worker's Compensation Coverage. \$100,000.00, or as required by law.
8. Termination. This Agreement may be terminated by either party by giving (6) month written notice by certified mail, return receipt requested, addressed to the other party at the address indicated below. In the event six (6) month notice is not given, or if Client is deemed to have terminated by default by failing to tender payment when due, or by Client's conduct, which makes All Professional Cleaning performance impossible (including a demand for the return of all Client's keys) then All Professional Cleaning shall have no obligation to continue its performance, and Client shall pay All Professional Cleaning an amount equal to an additional six (6) month of billing as liquidated damages. This additional six (6) month of billing shall be calculated from a) the date upon which Contract Service are last performed; or b) the last date of the billing period during which any default or un proper termination occurs, whichever is later.
9. This Agreement contains all of the covenants and agreements between the parties, and may not be modified except in writing, signed by both parties.

CLIENT: Club Silver Palms
 Condominium Association /PamGlades CDD

Vendor: All Professional Cleaning LLC

By _____

 Authorized Agent

Club Silver Palms Condominium Association
 /PamGlades CDD at 23770 sw 1151 Ave.
 Miami Fl 33032

All Professional Cleaning
13727 SW 152nd Street
Suite #110
Miami, FL 33177

Pricing Analysis 2020

Prepared For: Club Silver Palms Condominium Association /
Pam Glades CDD
Ms. Juliana Duque
Porfolio Manager

Prepared By: Ramon Torres
All Professional Cleaning

Dear Juliana please find the total costs for all janitorial service and sanitization, including janitorial supply, equipments, on-the-job supervision and management. The contract and price will be for a one year period and daily services all year.

Schedule:

Sunday-Saturday 8:00AM- 4:00PM

Item	Monthly	Taxes	Total	Annually
Club Silver Palms	Price			
Total Cleaning	\$4,300.00		\$4,300.00	\$51,600.00

NOTES:

- This price is based on:
 - The Frequencies of Service as defined in the "Task Schedules" attached. Services and/or frequencies can be changed to suit your budgetary considerations.
 - All square feet of cleanable carpet area hard surfaces area.
 - Janitorial supply not include on the monthly Invoice
- All cleaning equipment will be provided at no additional charges.
- Reference letters will be submitted upon request
- A Certificate of Liability and Workers Comp Insurance will be provided upon request.
- Cleaning Party Room post party US\$50.00

CLIENT: Club Silver Palms Condominium Association /
Pam Glades CDD

All professional Cleaning, LLC,
Ramon Torres (Vice President)

Contract Cleaning Task Schedule
Venetian Parc Club
 February 1st, 2020

Manager

Prepared For: Ms. Juliana Duque
 Club Silver Palms Condominium Association /
 Pam Glades CDD

Prepared By: Ramon Torres
 All Professional Cleaning LLC

Annual Frequency: 365 Total Weekly Hours 56

Janitorial Tasks:

Program	Frequency of Service
Club Silver Palms Condominium Association / Pam Glades CDD	
Main Building	
Vacuum carpet/deodorize/spot clean on all the offices	Daily
Reports any lights out to maintenance	Daily
Clean all glass doors as well offices	Daily
Dry and Wet Mop on all floors	Daily
Offices	
Clean Leather Seats	Weekly
Spot clean walls and glass partions	Daily
Replace all trash cans liners	Daily
Dust and clean all desk and chairs	Daily
Dry and wet mop on all floors	Daily
Main Show Room	
Dry and Wet Mop	Daily
Clean and Dust all table and furniture	Daily
Replace all trash cans liner	Daily
Clean and dust all doors	Daily

Mens Bathrooms	
Sweep floor, apply sanitizer	Daily
Refill dispensers, empty trash and replace liner	Daily
Clean Mirrors, sinks and flushable	Daily
Mop floor, clean & sanitize sauna and inspection	Daily
Womens Bathrooms	
Sweep floor, apply sanitizer	Daily
Refill dispensers, empty trash and replace liner	Daily
Clean Mirrors, sinks and flushable	Daily
Spot clean walls, mirrors and glass	Daily
Mop Floor, clean and sanitize sauna and inspection	Daily
Pool And Outside Area	
Empty clean ashtrays and trash cans	Daily
Empty trash and replace liner as needed	Daily
Clean Chair And Tables	Daily
Clean chairs and table furniture in the area	Daily
Set up chairs and tables back to there area	As needed
Empty trash and replace liner	Daily
Fitness Center/GYM Area	
Vacuum/Deodorize Gym Mats	Daily
Work-Out equipment clean dust	Daily
Clean A/C vents	Daily
Spot clean walls, mirrors and glass	Daily
Event Clean-Up	
Post event clean up \$50.00 per event	As requested by Management
Services shall be completed before club opens for business	

Palm Glades
Community Development District

Check Register Summary
1/1/2020 - 1/31/2020

Check Date	Check #'s	Total Amount
1/6/2020	2431-2444	\$ 46,748.25
1/10/2020	2445-2455	\$ 180,048.14
1/21/2020	2456-2466	\$ 117,497.40
1/31/2020	2467-2480	\$ 66,918.44
Total		\$ 411,212.23

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/06/20	00065	1/02/20	1213	202001	320-54100-46700			JAN 2020 SERVICES ALL PROFESSIONAL CLEANING LLC	*	3,900.00	3,900.00	002431
1/06/20	00004	12/26/19	I0000444	201912	310-51300-48000			NOTICE OF PH 12/19-26/19	*	690.54		
		12/26/19	I0000449	201912	310-51300-48000			NOTICE OF RESO #2020-01 ALM MEDIA, LLC	*	728.00	1,418.54	002432
1/06/20	00196	12/18/19	23922	201912	320-54100-41010			SERVICE ON 12/18/2019 ARK SOLVERS	*	664.81	664.81	002433
1/06/20	00216	12/06/19	40598	201912	320-54100-34510			ACCESS CONTROL-TAGS ASTRO INTERGRATED SYSTEMS, LLC	*	400.00	400.00	002434
1/06/20	00232	12/19/19	3994	201912	320-54100-46000			SERV CALL-UNIT NOT COOLIN AVIV AIR CONDITIONING	*	85.00	85.00	002435
1/06/20	00007	11/30/19	159841	201911	310-51300-31500			SERVICE THRU 11/30/2019 BILLING, COCHRAN, LYLES, MAURO &	*	5,404.25	5,404.25	002436
1/06/20	00006	12/17/19	68705566	201912	310-51300-42000			SERVICE THRU 12/17/2019 FEDEX	*	24.36	24.36	002437
1/06/20	00001	1/01/20	308	202001	310-51300-34000			JAN 2020 MGMT FEES	*	3,612.75		
		1/01/20	308	202001	310-51300-44000			JAN 2020 RENT	*	200.00		
		1/01/20	308	202001	310-51300-31300			JAN 2020 DISSEMINATION	*	208.33		
		1/01/20	308	202001	310-51300-35110			JAN 2020 WEB ADM	*	250.00		
		1/01/20	308	202001	310-51300-42000			JAN 2020 POSTAGE	*	23.15		
		1/01/20	308	202001	310-51300-42500			JAN 2020 COPIES	*	211.40		
		1/01/20	309	202001	320-57200-34000			JAN 2020 FIELD SERVICES GOVERNMENTAL MANAGEMENT SERVICES -	*	1,625.00	6,130.63	002438

PLMG -PALM GLADES- MPHILLIPS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/06/20	00217	1/20/20	20037358	202001	320	54100	41000			*	50.13		
			JAN 2020	SERVICES					IPHONE			50.13	002439
1/06/20	00219	12/04/19	00001308	201912	320	54100	47100			*	1,365.95		
									POOL PUMP REPAIR				
		1/01/20	20-00586	202001	320	54100	47000			*	2,995.00		
									JAN 2020 POOL SERVICE				
									MIAMI POOL TECH INC.			4,360.95	002440
1/06/20	00039	12/26/19	13657	201912	320	57200	34500			*	20,199.39		
									SECURITY FR 12/13-26/19				
									OCEAN BANK FACTORING DEPARTMENT			20,199.39	002441
1/06/20	00043	9/21/19	27688	201910	320	54100	46910			*	522.00		
									REPLACE LED/BULBS/LOCK				
		12/23/19	27734	201912	320	54100	46910			*	450.00		
									INSTALL SIGNS				
									ORTIZ CONSTRUCTION SERVICES			972.00	002442
1/06/20	00186	1/01/20	15010120	202001	320	54100	46200			*	1,960.00		
									JAN 2020 SERVICES				
									TONY'S NURSERY & GARDEN			1,960.00	002443
1/06/20	00062	12/25/19	2371040	202001	320	57200	44000			*	1,178.19		
									JAN 2020 SERVICES				
									WASTE CONNECTIONS OF FLORIDA			1,178.19	002444
1/10/20	00004	1/06/20	I0000443	202001	310	51300	48000			*	382.16		
									NOTICE OF INTENT DEC-JAN				
		1/06/20	I0000447	202001	310	51300	48000			*	59.75		
									NOTIE OF MTNG 1/6/20				
									ALM MEDIA, LLC			441.91	002445
1/10/20	00055	12/24/19	6645406	201912	320	57200	46200			*	17,807.50		
									DEC 2019 SERVICES				
		12/27/19	6661143	201912	320	57200	46210			*	5,967.00		
									DEC 2019 PORTER SRVC				
									BRIGHTVIEW LANDSCAPE SERVICES, INC.			23,774.50	002446
1/10/20	00221	11/17/19	11172019	201911	320	54100	46910			*	1,670.00		
									MISC REPAIRS TO CLUB HOUS				
									CHANDLER CONTRACTORS, INC.			1,670.00	002447
1/10/20	00066	12/23/19	40205	201912	320	54100	34520			*	385.16		
									TROUBLE SHOOT SYS 12/23				
									EMPIRE ELECTRIC MAINTENANCE &			385.16	002448

PLMG -PALM GLADES- MPHILLIPS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
1/10/20	00067	11/26/19	41870	201911	320	54100	46800		SERVICE THRU 11/26/19 THE FITNESS SOLUTION, INC.	*	185.00	185.00	002449
1/10/20	00193	1/06/20	000R381	202001	320	54100	34000		PPE 1/5/2020 KW PROPERTY MANAGEMENT	*	4,993.70	4,993.70	002450
1/10/20	00200	1/06/20	87343981	201912	320	54100	43100		DEC 2019 SERVICES MIAMI-DADE WATER AND SEWER DEPARTME	*	572.02	572.02	002451
1/10/20	00043	9/16/19	27617	201910	320	54100	46910		REPAIRS TO CLUB HOUSE ORTIZ CONSTRUCTION SERVICES	*	875.00	875.00	002452
1/10/20	00010	1/10/20	01102020	202001	300	20700	10100		TXFER TAX RCPTS 1/10/20 PALM GLADES CDD C/O WELLS FARGO	*	59,094.78	59,094.78	002453
1/10/20	00025	1/10/20	01102020	202001	300	20700	10300		TXFER TAX RCPTS 1/10/20 PALM GLADES CDD C/O WELLS FARGO	*	44,599.20	44,599.20	002454
1/10/20	00209	1/10/20	01102020	202001	300	20700	10400		TXFER TAX RCPTS 1/10/20	*	24,471.69		
		1/10/20	01102020	202001	300	20700	10400		TXFER TAX RCPTS 1/10/20 PALM GLADES CDD C/O WELLS FARGO	*	18,985.18	43,456.87	002455
1/21/20	00065	1/07/20	1214	201912	320	54100	46600		POST PARTY 11/23-12/7/19	*	100.00		
		1/07/20	1214	201912	320	54100	46600		POST PARTY 12/8/2019 ALL PROFESSIONAL CLEANING LLC	*	50.00	150.00	002456
1/21/20	00055	9/12/19	6502506	201910	320	57200	49100		BACKHOE HURRICANE CLEANUP	*	1,916.00		
		10/30/19	6583403	201910	320	57200	46210		OCT 2019 PORTER SERVICE	*	5,967.00		
		10/30/19	6583407	201910	320	57200	46200		OCT 2019 SERVICES	*	48,640.25		
		11/21/19	6600992	201911	320	57200	46290		INSTAL PLNATS DIFF AREAS	*	315.53		
		1/15/20	6671987	201912	320	57200	46350		IRRIGATION REPAIR 12/10 BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	1,665.00	58,503.78	002457

PLMG -PALM GLADES- MPHILLIPS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/21/20	00221	1/13/20	01132020	202001	320-57200-46010				FINAL PMT PRESSURE CLEAN	*	13,387.50		
		1/14/20	01142020	202001	320-54100-49200				REPAIR MEDIAN DIVIDER SIG	*	225.00		
CHANDLER CONTRACTORS, INC.											13,612.50	002458	
1/21/20	00190	1/06/20	84956006	202001	320-54100-41010				JAN 2020 SERVICES	*	189.64		
COMCAST											189.64	002459	
1/21/20	00064	12/18/19	4251	201912	320-54100-49200				CLUB HOUSE UNIFORMS	*	760.00		
DBL MEDIA, LLC											760.00	002460	
1/21/20	00066	10/16/19	16804	201910	320-54100-34520				SERVICE THRU 10/16/19	*	800.00		
		1/01/20	17285	202001	320-54100-34520				JAN 2020 SERVICES	*	105.00		
EMPIRE ELECTRIC MAINTENANCE &											905.00	002461	
1/21/20	00067	1/08/20	42469	202001	320-54100-46800				PARAMOUNT LEG EXT/PADS	*	412.73		
		1/08/20	42470	202001	320-54100-46800				DECK WAX/PREVENTIVE MAINT	*	185.00		
THE FITNESS SOLUTION, INC.											597.73	002462	
1/21/20	00029	1/15/20	124706	202001	320-57200-34510				HOLIDAY LIGHTS 2019 FINAL	*	7,418.50		
FLORIDA CDI, LLC											7,418.50	002463	
1/21/20	00193	12/31/19	REIMB.	201912	320-54100-49200				COMMON AREA ALLEWAY DEBRI	*	154.00		
		12/31/19	REIMB.	201912	320-54100-49300				MOVIE NIGHT/TPY STORY 4	*	26.71		
		12/31/19	REIMB.	201912	320-54100-49300				HALLOWEEN ENTERTAINMENT	*	2,133.09		
		12/31/19	REIMB.	201912	320-54100-49300				RESTORE SUPPLIES/POST HAL	*	81.46		
		12/31/19	REIMB.	201912	320-54100-46910				CH STORAGE UNITS	*	711.26		
		12/31/19	REIMB.	201912	320-54100-49300				SETUP-TABLES/CHAIRS MOE'S	*	201.92		
		12/31/19	REIMB.	201912	320-54100-49300				CH RESTORE SUPPLIES/HALLO	*	134.61		
		12/31/19	REIMB.	201912	320-54100-49300				MEGA PARTY EVENTS	*	1,471.60		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		12/31/19	REIMB.	201912	320-54100-49300				*	83.15		
			SET UP CHAIRS/HOLIDAY									
		1/20/20	0000R381	202001	320-54100-34000				*	5,665.56		
			PPE 1/19/2020									
								KW PROPERTY MANAGEMENT			10,663.36	002464
1/21/20	00211	1/15/20	80000022	202001	320-54100-43200				*	729.15		
			SERVICE FR 10/-12/31/2019									
								MIAMI-DADE COUNTY STORMWATER			729.15	002465
1/21/20	00039	1/09/20	13754	202001	320-57200-34500				*	21,405.74		
			SECURITY FR 12/27-1/9/20									
		1/09/20	13755	202001	320-54100-34500				*	2,562.00		
			SECURITY FR 12/27-1/9/20									
								OCEAN BANK FACTORING DEPARTMENT			23,967.74	002466
1/31/20	00007	12/31/19	160275	201912	310-51300-31500				*	2,915.00		
			SERVICE THRU 12/31/2019									
								BILLING, COCHRAN, LYLES, MAURO &			2,915.00	002467
1/31/20	00055	11/26/19	6621164	201911	320-57200-46290				*	1,650.96		
			INSTALL GRASS WPARK 240ST									
								BRIGHTVIEW LANDSCAPE SERVICES, INC.			1,650.96	002468
1/31/20	00221	1/22/20	01222020	202001	320-54100-47100				*	3,125.00		
			MENS SAUNA REPAIRS									
		1/22/20	01222020	202001	320-54100-49200				*	15,000.00		
			WARNING PAD ADA RAMPS REP									
		1/27/20	01272020	202001	320-54100-46910				*	1,250.00		
			PLANTER LEAK/ROOT ISSUE									
								CHANDLER CONTRACTORS, INC.			19,375.00	002469
1/31/20	00190	12/14/19	4851541	202001	320-54100-41010				*	92.57		
			SERVICE FR 12/24-1/23/20									
		1/14/20	4851541	202002	320-54100-41010				*	92.57		
			SERVICE FR 1/24-2/23/2020									
								COMCAST			185.14	002470
1/31/20	00006	1/21/20	69034547	202001	310-51300-42000				*	46.37		
			SERVICE THRU 1/21/2020									
								FEDEX			46.37	002471
1/31/20	00029	12/02/19	124447	201912	320-57200-49000				*	7,418.50		
			DEP HOLIDAY DECORATIONS									
								FLORIDA CDI, LLC			7,418.50	002472

PLMG -PALM GLADES- MPHILLIPS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/31/20	00024	1/16/20	JAN2020	202001	320-57200-43000					*	2,399.60		
			JAN 2020 SERVICES										
		1/16/20	JAN2020	202001	320-54100-43000					*	2,719.02		
			JAN 2020 SERVICES										
								FPL				5,118.62	002473
1/31/20	00219	1/27/20	00001323	202001	320-54100-47100					*	264.95		
			POOL PUMP#1 BREAKER										
								MIAMI POOL TECH INC.				264.95	002474
1/31/20	00039	1/23/20	13844	202001	320-57200-34500					*	20,537.77		
			SECURITY FR 1/10-23/2020										
								OCEAN BANK FACTORING DEPARTMENT				20,537.77	002475
1/31/20	00230	12/01/19	PI-A0033	201912	320-57200-46600					*	785.00		
			DEC 2019 LAKE/POND SERV										
		1/01/20	PI-A0034	202001	320-57200-46600					*	785.00		
			JAN 2020 LAKE/POND SERV										
								SOLITUDE LAKE MANAGEMENT				1,570.00	002476
1/31/20	00185	1/24/20	01242020	202001	320-54100-46900					*	585.00		
			JAN 2020 SERVICES										
		1/24/20	01242020	202001	320-57200-46270					*	3,075.00		
			JAN 2020 SERVICES										
								SOUTHERN PLANT AND PEST SERVICES				3,660.00	002477
1/31/20	00184	12/04/19	73026449	201912	320-54100-51000					*	134.48		
			CUPS/SUGARPACKS/WATER/CRE										
		12/11/19	73029347	201912	320-54100-51000					*	39.26		
			TICKET ROLL/ENV/DIVIDERS										
		12/16/19	73029347	201912	320-54100-51000					*	32.89		
			RED WRIST BANDS										
		12/19/19	73031646	201912	320-54100-51000					*	212.80		
			TAPE/WIPES										
		12/26/19	73031646	201912	320-54100-51000					*	14.58		
			CAUTION TAPE										
		12/27/19	73032945	201912	320-54100-51000					*	156.92		
			CUPS/SPOONS/COFFEE/PAPER										
		12/31/19	73031646	201912	320-54100-51000					*	93.98		
			SOAP DISPENSER										
		12/31/19	73031646	201912	320-54100-51000					*	89.97		
			SOAP DISPENSER										
		1/10/20	73036785	202001	320-54100-51000					*	263.06		
			WIPES/WATER/COFFEEMATE										
								STAPLES BUSINESS CREDIT				1,037.94	002478

PLMG -PALM GLADES- MPHILLIPS

*** CHECK DATES 01/01/2020 - 01/31/2020 ***

PALM GLADES CDD
BANK A PALM GLADES CDD

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/31/20	00186	2/01/20 15020120 FEB 2020 LANDSCAPE SRVC	202002 320-54100-46200		TONY'S NURSERY & GARDEN	*	1,960.00	1,960.00 002479
1/31/20	00062	1/25/20 2386209 FEB 2020 SERVICES	202002 320-57200-44000		WASTE CONNECTIONS OF FLORIDA	*	1,178.19	1,178.19 002480
TOTAL FOR BANK A							411,212.23	
TOTAL FOR REGISTER							411,212.23	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
January 31, 2020

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$233,434	---	---	\$233,434
Due from Developer	\$1,686	---	---	\$1,686
Due from Other	\$3,500	---	---	\$3,500
Investments - State Board	\$1,140,256	---	---	\$1,140,256
Investments - State Board - Capital Reserves	\$666,342	---	---	\$666,342
Investments:				
Series 2016				
Reserve	---	\$471,033	---	\$471,033
Revenue	---	\$1,039,675	---	\$1,039,675
Interest	---	\$120	---	\$120
Principal	---	\$32	---	\$32
Due from General Fund	---	\$18,962	---	\$18,962
Series 2017				
Reserve	---	\$130,141	---	\$130,141
Revenue	---	\$709,653	---	\$709,653
Interest	---	\$73	---	\$73
Sinking	---	\$19	---	\$19
Due from General Fund	---	\$8,112	---	\$8,112
Series 2018A1				
Reserve	---	\$285,595	---	\$285,595
Interest	---	\$1,240	---	\$1,240
Revenue	---	\$642,161	---	\$642,161
Series 2018A2				
Reserve	---	\$33,199	---	\$33,199
Interest	---	\$317	---	\$317
Due from General Fund	---	\$11,305	---	\$11,305
Cost of Issuance	---	---	\$2,501	\$2,501
Electric Deposits	\$6,874	---	---	\$6,874
TOTAL ASSETS	\$2,052,092	\$3,351,637	\$2,501	\$5,406,230
<u>LIABILITIES:</u>				
Due to DS - Series 2016	\$18,962	---	---	\$18,962
Due to DS - Series 2017A	\$8,112	---	---	\$8,112
Due to DS - Series 2018	\$11,305	---	---	\$11,305
<u>FUND BALANCES:</u>				
Restricted for Debt Service	---	\$3,351,637	---	\$3,351,637
Restricted for Capital Projects	---	---	\$2,501	\$2,501
Unassigned	\$2,013,713	---	---	\$2,013,713
TOTAL LIABILITIES & FUND BALANCES	\$2,052,092	\$3,351,637	\$2,501	\$5,406,230

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues & Expenditures
For the Period Ended January 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/20	ACTUAL THRU 01/31/20	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments	\$1,768,726	\$1,647,636	\$1,647,636	\$0
Interest	\$5,000	\$1,667	\$6,822	\$5,155
Club Income	\$0	\$0	\$233	\$233
Access Cards	\$0	\$0	\$2,540	\$2,540
Guess Passes	\$0	\$0	\$1,098	\$1,098
Party Rental Fees	\$0	\$0	\$1,855	\$1,855
Office Space Rental	\$0	\$0	\$3,982	\$3,982
Non-Residential Memberships	\$0	\$0	\$957	\$957
Miscellaneous	\$0	\$0	\$3,162	\$3,162
TOTAL REVENUES	\$1,773,726	\$1,649,302	\$1,668,284	\$18,981
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$8,600	\$2,867	\$2,600	\$267
FICA Expense	\$658	\$219	\$199	\$20
Engineering	\$10,000	\$3,333	\$0	\$3,333
Arbitrage	\$3,000	\$0	\$0	\$0
Dissemination	\$2,500	\$833	\$833	\$0
Attorney	\$31,029	\$10,343	\$12,719	(\$2,376)
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	\$14,451	\$14,451	\$0
Website Fees	\$3,000	\$1,000	\$1,000	\$0
Telephone	\$100	\$33	\$0	\$33
Postage	\$1,500	\$500	\$156	\$344
Printing & Binding	\$2,900	\$967	\$1,082	(\$115)
Rentals & Leases	\$2,400	\$800	\$800	\$0
Insurance	\$6,646	\$6,646	\$6,193	\$453
Legal Advertising	\$1,500	\$500	\$1,860	(\$1,360)
Other Current Charges	\$500	\$167	\$343	(\$176)
Office Supplies	\$260	\$87	\$72	\$14
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$250	\$83	\$0	\$83
TOTAL ADMINISTRATIVE	\$142,971	\$49,504	\$48,983	\$521
<u>Field</u>				
Landscape Maintenance	\$191,000	\$63,667	\$125,670	(\$62,003)
Porter Service	\$79,560	\$26,520	\$19,890	\$6,630
Mulch	\$62,000	\$20,667	\$0	\$20,667
Tree Trimming & Palm Pruning	\$39,000	\$13,000	\$0	\$13,000
Landscape Fertilization and Pest Control	\$43,870	\$14,623	\$12,300	\$2,323
Annuals	\$15,000	\$5,000	\$0	\$5,000
Plants Replacement	\$39,000	\$13,000	\$6,637	\$6,363
Irrigation System	\$22,800	\$7,600	\$0	\$7,600

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues & Expenditures
For the Period Ended January 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/20	ACTUAL THRU 01/31/20	VARIANCE
<u>EXPENDITURES: (continued)</u>				
<u>Field (continued)</u>				
Irrigation Repairs	\$15,000	\$5,000	\$3,380	\$1,620
Electricity	\$28,000	\$9,333	\$9,242	\$91
Refuse	\$14,138	\$4,713	\$4,713	(\$0)
Entrance Maintenance & Repairs	\$20,000	\$6,667	\$0	\$6,667
Janitorial Supplies	\$4,200	\$1,400	\$0	\$1,400
Lake Maintenance	\$13,500	\$4,500	\$2,993	\$1,507
Lake Debris Removal	\$3,600	\$1,200	\$0	\$1,200
Cleaning of Drainage System	\$22,000	\$7,333	\$0	\$7,333
Pressure Cleaning - Sidewalk	\$18,600	\$6,200	\$17,850	(\$11,650)
Field Management	\$19,500	\$6,500	\$6,500	\$0
Security Services	\$450,000	\$150,000	\$179,449	(\$29,449)
Special Security Services	\$40,000	\$13,333	\$9,375	\$3,958
Holiday Decorations	\$15,000	\$14,687	\$14,687	\$0
Contingency	\$50,000	\$16,667	\$6,655	\$10,012
Capital Projects/Deferred Obligations	\$200,000	\$66,667	\$0	\$66,667
TOTAL FIELD	\$1,405,768	\$478,276	\$419,340	\$58,936
<u>Clubhouse</u>				
Access Control (cards, systems, cameras maint.)	\$5,000	\$1,667	\$400	\$1,267
Air Conditioning Maintenance	\$5,000	\$1,667	\$1,285	\$382
Basketball Court Repairs and Maintenance	\$10,000	\$3,333	\$3,920	(\$587)
Cable & Internet Service	\$3,000	\$1,000	\$2,667	(\$1,667)
Circuit Training Equipment Maintenance	\$6,350	\$2,117	\$1,221	\$896
Sauna Equipment Maintenance	\$3,500	\$1,167	\$0	\$1,167
Electricity	\$75,000	\$25,000	\$13,236	\$11,764
Fire Alarm & Building Alarm Monitoring	\$2,400	\$800	\$2,275	(\$1,475)
Gazebo and Trellis Repairs and Maintenance	\$5,000	\$1,667	\$0	\$1,667
Holiday Decorations	\$5,000	\$1,667	\$0	\$1,667
Insurance	\$30,000	\$30,000	\$31,617	(\$1,617)
Irrigation Repairs and Maintenance	\$5,000	\$1,667	\$0	\$1,667
Janitorial	\$48,800	\$16,267	\$11,930	\$4,337
Janitorial Supplies	\$5,200	\$1,733	\$3,900	(\$2,167)
Landscape Maintenance	\$30,540	\$10,180	\$12,405	(\$2,225)
Landscape Replacement (Includes Mulching)	\$26,176	\$8,725	\$9,915	(\$1,190)
Management Fees	\$175,000	\$58,333	\$43,870	\$14,464
Office Equipment Maintenance	\$5,000	\$1,667	\$0	\$1,667
Office Supplies/Clubhouse Supplies	\$11,000	\$3,667	\$1,922	\$1,744
Pest Control-Interior & Exterior	\$1,500	\$500	\$2,645	(\$2,145)
Pool, Spa and Waterpark Maintenance	\$45,000	\$15,000	\$8,985	\$6,015
Pool, Spa and Waterpark Repairs	\$32,500	\$10,833	\$6,070	\$4,763

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues & Expenditures
For the Period Ended January 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/20	ACTUAL THRU 01/31/20	VARIANCE
<i>Clubhouse (continued)</i>				
Printing & Postage	\$2,400	\$800	\$0	\$800
Property Taxes	\$6,000	\$0	\$0	\$0
Repairs/Maintenance & Supplies (General)	\$50,000	\$16,667	\$8,623	\$8,043
Residential Social Expenses	\$12,000	\$4,000	\$8,753	(\$4,753)
Security	\$66,670	\$22,223	\$18,689	\$3,534
Telephone	\$4,500	\$1,500	\$211	\$1,289
Trash Collection/Recycling	\$6,500	\$2,167	\$0	\$2,167
Water & Sewer	\$8,000	\$2,667	\$1,365	\$1,302
Window Cleaning/Pressure Cleaning	\$4,000	\$1,333	\$0	\$1,333
Contingency	\$77,561	\$25,854	\$46,596	(\$20,742)
TOTAL CLUBHOUSE	\$773,597	\$275,866	\$242,499	\$33,366
TOTAL EXPENDITURES	\$2,322,336	\$803,646	\$710,823	\$92,823
Excess (deficiency) of revenues over (under) expenditures	(\$548,610)	\$845,656	\$957,461	\$111,804
FUND BALANCE - Beginning	\$548,610		\$1,056,252	
FUND BALANCE - Ending	\$0		\$2,013,713	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
Series 2016 Special Assessment Refunding Bonds
Statement of Revenues & Expenditures
For the Period Ended January 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/20	ACTUAL THRU 01/31/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments	\$899,599	\$828,762	\$828,762	\$0
Interest Income	\$2,500	\$833	\$4,926	\$4,092
TOTAL REVENUES	<u>\$902,099</u>	<u>\$829,596</u>	<u>\$833,688</u>	<u>\$4,092</u>
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$193,900	\$193,900	\$193,900	\$0
Principal Expense - 5/1	\$500,000	\$0	\$0	\$0
Interest Expense - 5/1	\$193,900	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$887,800</u>	<u>\$193,900</u>	<u>\$193,900</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$14,299</u>	<u>\$635,696</u>	<u>\$639,788</u>	<u>\$4,092</u>
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$927	\$927
TOTAL FINANCING SOURCES/(USES)	<u>\$0</u>	<u>\$0</u>	<u>\$927</u>	<u>\$927</u>
Net change in fund balance	<u>\$14,299</u>	<u>\$635,696</u>	<u>\$640,715</u>	<u>\$5,019</u>
FUND BALANCE - Beginning	\$416,405		\$889,108	
FUND BALANCE - Ending	<u>\$430,703</u>		<u>\$1,529,822</u>	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
Series 2017 Special Assessment Refunding Bonds
Statement of Revenues & Expenditures
For the Period Ended January 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/20	ACTUAL THRU 01/31/20	VARIANCE
REVENUES:				
Special Assessments	\$727,253	\$686,322	\$686,322	\$0
Interest Income	\$1,000	\$333	\$1,927	\$1,593
TOTAL REVENUES	\$728,253	\$686,656	\$688,249	\$1,593
EXPENDITURES:				
Interest Expense - 11/1	\$216,650	\$216,650	\$216,650	\$0
Principal Expense - 5/1	\$216,650	\$0	\$0	\$0
Interest Expense - 5/1	\$295,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$728,300	\$216,650	\$216,650	\$0
Excess (deficiency) of revenues over (under) expenditures	(\$47)	\$470,006	\$471,599	\$1,593
FUND BALANCE - Beginning	\$242,214		\$376,398	
FUND BALANCE - Ending	\$242,167		\$847,997	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
Series 2018A1/A2 Special Assessment Bonds
Statement of Revenues & Expenditures
For the Period Ended January 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/20	ACTUAL THRU 01/31/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments	\$682,112	\$635,355	\$635,355	\$0
Interest Income	\$500	\$167	\$3,572	\$3,405
TOTAL REVENUES	<u>\$682,612</u>	<u>\$635,521</u>	<u>\$638,926</u>	<u>\$3,405</u>
<u>EXPENDITURES:</u>				
<u>Series 2018A1</u>				
Interest Expense - 11/1	\$185,420	\$185,420	\$185,420	\$0
Principal Expense - 11/1	\$180,000	\$180,000	\$180,000	\$0
Interest Expense - 5/1	\$182,720	\$0	\$0	\$0
<u>Series 2018A2</u>				
Interest Expense - 11/1	\$47,428	\$47,428	\$47,428	\$0
Principal Expense - 11/1	\$30,000	\$30,000	\$30,000	\$0
Interest Expense - 5/1	\$46,866	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$672,434</u>	<u>\$442,848</u>	<u>\$442,848</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$10,178</u>	<u>\$192,673</u>	<u>\$196,078</u>	<u>\$3,405</u>
FUND BALANCE - Beginning	\$456,106		\$777,740	
FUND BALANCE - Ending	<u>\$466,284</u>		<u>\$973,818</u>	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND
Series 2016 Special Assessment Refunding Bonds
Statement of Revenues & Expenditures
For the Period Ended January 31, 2020

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 01/31/20</u>	<u>ACTUAL THRU 01/31/20</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$3	\$3
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$3</u>	<u>\$3</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$3</u>	<u>\$3</u>
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$927)	(\$927)
TOTAL FINANCING SOURCES/(USES)	<u>\$0</u>	<u>\$0</u>	<u>(\$927)</u>	<u>(\$927)</u>
Net change in fund balance	<u>\$0</u>	<u>\$0</u>	<u>(\$924)</u>	<u>(\$924)</u>
FUND BALANCE - Beginning	\$0		\$924	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$0</u>	

Palm Glades

COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND
Series 2018A1/A2 Special Assessment Bonds
Statement of Revenues & Expenditures
For the Period Ended January 31, 2020

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 01/31/20</u>	<u>ACTUAL THRU 01/31/20</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$14	\$14
TOTAL REVENUES	\$0	\$0	\$14	\$14
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$14	\$14
FUND BALANCE - Beginning	\$0		\$2,487	
FUND BALANCE - Ending	\$0		\$2,501	

PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2020

SERIES 2016A

TOTAL ASSESSMENT LEVY

\$572,089.10	\$437,597.87	\$946,946.02	\$392,139.00	\$2,348,771.99
ASSESSED THROUGH COUNTY		\$2016	\$2018	
24.36%	18.63%	40.32%	16.70%	100.00%
001.300.36300.10000	001.300.36300.10002	024.700.36300.10000	026.700.36300.10000	

DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/ (PENALTIES)	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	Club O&M	2016A DSF Portion	Club Debt	Total	
11/22/2019	CURRENT 11/1-8/2019	\$52,994.07	\$2,119.80	\$508.75	\$0.00	\$50,365.52	\$12,267.50	\$9,383.56	\$20,305.69	\$8,408.77	\$50,365.52	
11/22/2019	DELINQUENT FY2018	(\$2,022.42)	(\$80.09)	(\$20.22)	\$0.00	(\$1,922.11)	(\$468.17)	(\$358.11)	(\$774.93)	(\$320.91)	(\$1,922.11)	
11/22/2019	INSTALLMENT 6/1-11/1/2019	\$7,788.81	\$339.44	\$74.49	\$0.00	\$7,374.88	\$1,796.30	\$1,374.01	\$2,973.30	\$1,231.27	\$7,374.88	
12/3/2019	CURRENT 11/9-14/2020	\$50,399.08	\$2,015.99	\$483.83	\$0.00	\$47,899.26	\$11,666.80	\$8,924.07	\$19,311.37	\$7,997.02	\$47,899.26	
12/10/2019	CURRENT 11/15-30/2019	\$1,850,071.44	\$74,003.67	\$17,760.68	\$0.00	\$1,758,307.09	\$428,269.89	\$327,588.82	\$708,890.39	\$293,557.99	\$1,758,307.09	
12/23/2019	CURRENT 12/1-13/2019	\$154,042.35	\$5,985.14	\$1,480.56	\$0.00	\$146,576.65	\$35,701.59	\$27,308.58	\$59,094.78	\$24,471.69	\$146,576.65	
1/10/2020	CURRENT 12/14-12/31/2019	\$45,084.04	\$1,378.50	\$437.05	\$0.00	\$43,268.49	\$10,538.88	\$8,061.32	\$17,444.40	\$7,223.89	\$43,268.49	
1/10/2020	INSTALLMENT 11/2-12/31/2019	\$2,679.89	\$80.38	\$26.01	\$0.00	\$2,573.50	\$626.83	\$479.47	\$1,037.55	\$429.66	\$2,573.50	
1/30/2020	INT 10/1-12/31/2019	\$0.00	\$0.00	\$0.00	\$1,189.89	\$1,189.89	\$289.82	\$221.69	\$479.72	\$198.66	\$1,189.89	
TOTAL		\$2,161,037.26	\$85,842.83	\$20,751.15	\$1,189.89	\$2,055,633.17	\$500,689.44	\$382,983.41	\$828,762.29	\$343,198.04	\$2,055,633.17	
							YTD % collected	92.01%	92.01%	92.01%	92.01%	
							YTD Gross collected	\$526,362.66	\$402,621.16	\$871,257.68	\$360,795.77	\$2,161,037.26
							Outstanding assessments	\$45,726.44	\$34,976.71	\$75,688.34	\$81,343.23	\$187,734.73
							Discount/(Penalties)	\$20,908.69	\$15,993.31	\$34,608.95	\$14,331.88	\$85,842.83
							Commission	\$5,054.35	\$3,866.13	\$8,366.17	\$3,464.51	\$20,751.15
							Interest	\$289.82	\$221.69	\$479.72	\$198.66	\$1,189.89

PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2020

SERIES 2017A

TOTAL ASSESSMENT LEVY

\$475,415.22	\$376,714.93	\$765,529.31	\$325,873.80	\$1,943,533.26
ASSESSED THROUGH COUNTY		S2017	S2018	
24.46%	19.38%	39.39%	16.77%	100.00%
001.300.36300.10000	001.300.36300.10002	025.700.36300.10000	026.700.36300.10000	

DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/ (PENALTIES)	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	Club O&M	2008A DSF Portion	Club Debt	Total
11/22/2019	CURRENT 11/1-8/2019	\$83,916.11	\$3,356.64	\$805.59	\$0.00	\$79,753.88	\$19,508.91	\$15,458.69	\$31,413.89	\$13,372.40	\$79,753.88
11/22/2019	INSTALLMENT 6/1-11/1/2019	\$1,338.22	\$70.26	\$12.68	\$0.00	\$1,255.28	\$307.06	\$243.31	\$494.44	\$210.47	\$1,255.28
12/3/2019	CURRENT 11/9-14/2019	\$42,015.81	\$1,680.63	\$403.36	\$0.00	\$39,931.82	\$9,767.88	\$7,739.98	\$15,728.56	\$6,695.40	\$39,931.82
12/10/19	CURRENT 11/15-30/2019	\$1,565,317.32	\$62,612.55	\$15,027.04	\$0.00	\$1,487,677.73	\$363,906.63	\$288,356.48	\$585,974.49	\$249,440.13	\$1,487,677.73
12/23/19	CURRENT 12/1-13/2019	\$118,986.20	\$4,613.58	\$1,143.73	\$0.00	\$113,228.89	\$27,697.36	\$21,947.15	\$44,599.20	\$18,985.18	\$113,228.89
01/10/20	CURRENT 12/14-31/2019	\$19,792.53	\$593.77	\$191.99	\$0.00	\$19,006.77	\$4,649.32	\$3,684.08	\$7,486.49	\$3,186.88	\$19,006.77
01/10/20	INSTALLMENT 11/12-12/31/2019	\$604.02	\$18.12	\$5.86	\$0.00	\$580.04	\$141.89	\$112.43	\$228.47	\$97.26	\$580.04
01/30/20	INT 10/1-12/31/2019	\$0.00	\$0.00	\$0.00	\$1,007.14	\$1,007.14	\$246.36	\$195.21	\$396.70	\$168.87	\$1,007.14
TOTAL		\$1,831,970.21	\$72,945.55	\$17,590.25	\$1,007.14	\$1,742,441.55	\$426,225.40	\$337,737.34	\$686,322.23	\$292,156.59	\$1,742,441.55

Assessed on Roll:

YTD % collected	94.26%	94.26%	94.26%	94.26%
YTD Gross collected	\$448,125.35	\$355,090.67	\$721,586.26	\$307,167.93
Outstanding assessments	\$27,289.87	\$21,624.26	\$43,943.05	\$18,705.87
Discount/(Penalties)	\$17,843.49	\$14,139.03	\$28,732.18	\$12,230.84
Commission	\$4,302.82	\$3,409.52	\$6,928.54	\$2,949.37
Interest	\$246.36	\$195.21	\$396.70	\$168.87