



**MEADOW PINES
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
SPECIAL BOARD MEETING
& PUBLIC HEARING
JULY 16, 2020
9:30 A.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

www.meadowpinescdd.org

305.777.0761 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING & PUBLIC HEARING
TO JOIN BY VIDEO ACCESS at: <https://us02web.zoom.us/j/85054865041>
MEETING ID: 850 5486 5041

July 16, 2020
9:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. March 19, 2020 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) Compliance.....Page 6
- H. New Business
 - 1. Consider Resolution No. 2020-02 – Amending Date and Time for Public Hearing.....Page 8
 - 2. Consider Resolution No. 2020-04 – Adopting a Fiscal Year 2020/2021 Meeting Schedule.....Page 9
 - 3. Discussion Regarding South Broward Drainage District 5-Year Re-Certification (Phase 2) & Proposals.....Page 11
 - 4. Appointment of Audit Committee.....Page 23
 - a. Selection of Evaluation Criteria for Audit Services
 - b. Public Announcement for Request for Proposals (“RFPs”)
 - c. Authorize District Manager to Advertise for Audit Services for Fiscal Years 2019/2020, 2020/2021 and 2021/2022 (with two-year option for 2022/2023 and 2023/2024)
- I. Public Hearing
 - 1. Proof of Publication.....Page 27
 - 2. Receive Public Comments on Fiscal Year 2020/2021 Final Budget
 - 3. Consider Resolution No. 2020-03 – Adopting a Fiscal Year 2020/2021 Final Budget.....Page 28
- J. Administrative Matters
 - 1. Staff Report as Required
- K. Board Members Comments
- L. Adjourn

Broward Daily Business Review

July 7, 2020

Miscellaneous Notices

NOTICE OF PUBLIC HEARING AND SPECIAL BOARD MEETING OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Meadow Pines Community Development District (the "District") will hold a Public Hearing and Special Board Meeting (the "Meeting") of its Board of Supervisors (the "Board") on July 16, 2020, at 9:30 a.m. to be conducted by telephonic and video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, and 20-112, 20-114, and 20-150 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, June 24, 2020, and June 23, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2020/2021 Proposed Budget and Non-Ad Valorem Assessment Roll of the District. The Meeting is being held for the necessary public purpose of considering any other District business which may lawfully and properly come before the Board. At such time the Board is so authorized and may consider any business that may properly come before it. While it is necessary to hold the Meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Participants may attend the Meeting by accessing the District's website, www.meadowpinescdd.org and clicking on the meeting link you will find on the homepage, or utilizing the following login information:

[https://us02web.zoom.us/j/](https://us02web.zoom.us/j/85054865041)

85054865041

Meeting ID: 850 5486 5041

A copy of the budget and/or the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or nnguyen@sdsinc.org (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

As indicated above, this Meeting will be conducted by media communications technology.

Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this Meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT

www.meadowpinescdd.org

6/30 7/7 20-13/0000475972B

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 19, 2020**

A. CALL TO ORDER

District Manager Nancy Nguyen called the March 19, 2020, Regular Board Meeting of the Meadow Pines Community Development District (the “District”) to order at 9:51 a.m. in the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Broward Daily Business Review* on October 7, 2019, as part of the District’s Fiscal Year 2019/2020 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairperson Douglas Harrison, Vice Chairperson Leon Brown and Supervisor Jennifer Marmanillo constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Nancy Nguyen of Special District Services, Inc.; General Counsel Vanessa Steinerts of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. via speaker phone; and Maria Hernandez of Miami Management, Inc.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Nguyen requested the addition of “Announcement of General Election Candidate Qualifying Period” under agenda item I.2. The Board acknowledged her request.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. November 21, 2019, Regular Board Meeting

Ms. Nguyen presented the minutes of the November 21, 2019, Regular Board Meeting and asked if there were any corrections and/or revisions. There being none, a **motion** was made by Mr. Harrison, seconded by Mr. Brown and passed unanimously approving the minutes of the November 21, 2019, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Wooden Guardrail Inspection

Ms. Nguyen advised that the District Staff had completed the inspection for signs of mold on the wooden guardrails along the perimeter of the wetland mitigation area. She informed the Board that the last time the guardrail was cleaned was in late 2018 for approximately \$14,000 and as part of that project, a clear

coat was applied to the wooden guardrail. The results of the inspection indicated that the sections of the guardrail that appeared to have mold are in fact just areas where the overhanging tress are causing the wooden guardrail to accumulate dirt and sap from the trees. Ms. Nguyen further explained that if the wooden guardrail is pressure cleaned, the clear coating will also be removed and there is a high probability that it will appear moldy again in a few months. The Board agreed with District Staff's analysis. No further action was required on this item.

2. Staff Report, as Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Stormwater System Inspection Deficiencies Punch List

Ms. Nguyen advised that Sun-Tech Engineering, Inc. had concluded the inspection of the District's drainage system, which is required as part of the 5-year re-certification condition outlined on the South Broward Drainage Surface Water Management permit. Ms. Nguyen presented the punch list provided by Sun-Tech Engineering, Inc. and explained, per the inspection punch list, that there were catch basins and manholes that require cleaning. Additionally, there are some storm drain grates missing and mud work is needed for two (2) frame and grate connections.

2. Stormwater System Deficiencies Proposals

In response to the punch list received from Sun-Tech Engineering, Inc. (discussed under New Business item 1), Ms. Nguyen acquired two (2) proposals to conduct the work required. Ms. Nguyen presented to proposals to the Board.

- PCI Stormwater Solutions Inc. \$17,740
- BD Environmental Group, LLC \$17,290 (Phase I \$9,990 and Phase II \$7,300)

Ms. Steinerts further explained that PCI Stormwater Solutions, Inc requires a 50% deposit for the job (an amount of \$8,870). A discussion ensued after which:

A **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and unanimously passed to accept the proposal from PCI Stormwater Solutions, Inc. for the amount of \$17,740; thus authorizing District Counsel the prepare a Small Project Agreement; and further authorizing the District Manger to complete any other necessary requirements on behalf of the District to commence the project.

3. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget

Resolution No. 2020-01 was presented, entitled:

RESOLUTION NO. 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title of the resolution into the record and explained that expenditures for the District were being decreased. The proposed fiscal year 2020/2021 budget would be balanced by designating a carryover of approximately \$11,800 (a decrease of \$625 from the 2019/2020 budget) from the projected fund balance as of September 30, 2020. Ms. Nguyen advised that since the overall proposed assessments were not increasing for the fiscal year 2020/2021, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2020-01, the Board must set a date for the public hearing to adopt the fiscal year 2020/2021 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed to approve and adopt Resolution No. 2020-01, as presented, setting the public hearing to adopt the fiscal year 2020/2021 final budget and assessments for May 21, 2020, at 9:30 a.m. in the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027; and further authorizes publication/notice of the budget public hearing, as required by law.

4. Staff Report, as Required

Ms. Nguyen advised that a notice of non-compliance with the conditions of the Environmental Resource Permit (ERP) was received from the South Broward Water Management District (“SBWMD”). The SBWMD inspection concluded that the upland buffers of the conservation area easements contain exotic species and should be treated with an approved herbicide.

Ms. Nguyen further explained that she forwarded the notice to the Cobblestone Community Association Manager, Maria Hernandez. Ms. Hernandez has sent the notice to the contractor for these areas, Eco Blue Aquatic Services, Inc. (“Eco Blue”). Eco Blue is scheduled to apply weed treatments to the upland buffers of the conservation area and remove the invasive trees within the next week. Ms. Nguyen contacted SBWMD requesting an extension of time to correct the non-compliance items, which was approved by Daryl Stoddard. Per Ms. Stoddard, Eco Blue should contact her directly once the work has been completed to schedule a re-inspection.

Mr. Harrison requested that all documentation be sent to District Counsel, Vanessa Steinerts, to review and confirm that the District is complying with the notice received. Ms. Nguyen acknowledged the Board’s request.

More information on this matter will be provided at a future meeting.

I. ADMINISTRATIVE MATTERS

1. Staff Report as Required

There was no Staff Report at this time.

2. ADD-ON: Announcement of General Election Candidate Qualifying Period

Ms. Nguyen advised that the candidate qualifying period to run for the District election on the general election ballot would be from noon on June 8, 2020, through noon on June 12, 2020. Terms of office are expiring in Seat #2 (currently held by Jennifer Marmanillo) and Seat #4 (vacant seat).

J. BOARD MEMBER COMMENTS

Ms. Nguyen stated that unless an emergency were to arise, this Board would not meet again until May 21, 2020, to adopt the fiscal year 2020/2021 final budget and assessments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed to adjourn the Regular Board Meeting at 10:28 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Delivered via email

May 26, 2020

Ms. Nancy Nguyen
Meadow Pines Community Development District
2501 A Burns Road
Palm Beach Gardens, FL 33410

**Subject: Meadow Pines
Notice of Inspection
Permit No. 06-00095-S-38, Application No. 031010-10
Broward County, S15,22/T51S/R40E**

Dear Ms. Nguyen:

This letter is to provide notification that a perpetual site inspection conducted on May 20, 2020 and a concurrent review of our files indicate that the above referenced project is currently in compliance with the special conditions of the Environmental Resource Permit (ERP). Noncompliance issues outlined in previous correspondence dated February 18, 2020, are now resolved.

Perpetual maintenance of the conservation easement areas and associated mitigation signage is the responsibility of the Meadow Pines Community Development District.

The South Florida Water Management District appreciates your continued efforts to maintain the conservation easement areas in compliance with the ERP.

If you have any questions or require additional assistance, please contact me at (561) 682-2919, or via e-mail at dstoddar@sfwmd.gov, in the West Palm Beach Office.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Stoddard".

Daryl Stoddard, Environmental Analyst 4
Environmental Resource Bureau

Enclosure: Location Map

c: Linda Sunderland, Broward County (via Email)
Wilfredo Izquierdo, Ecoblue (via Email)
Brandon Justice, Broward County (via Email)

This document is filed in the ePermitting system under Application Number 031010-10 via the Application/Permit Section on the Records Search home page

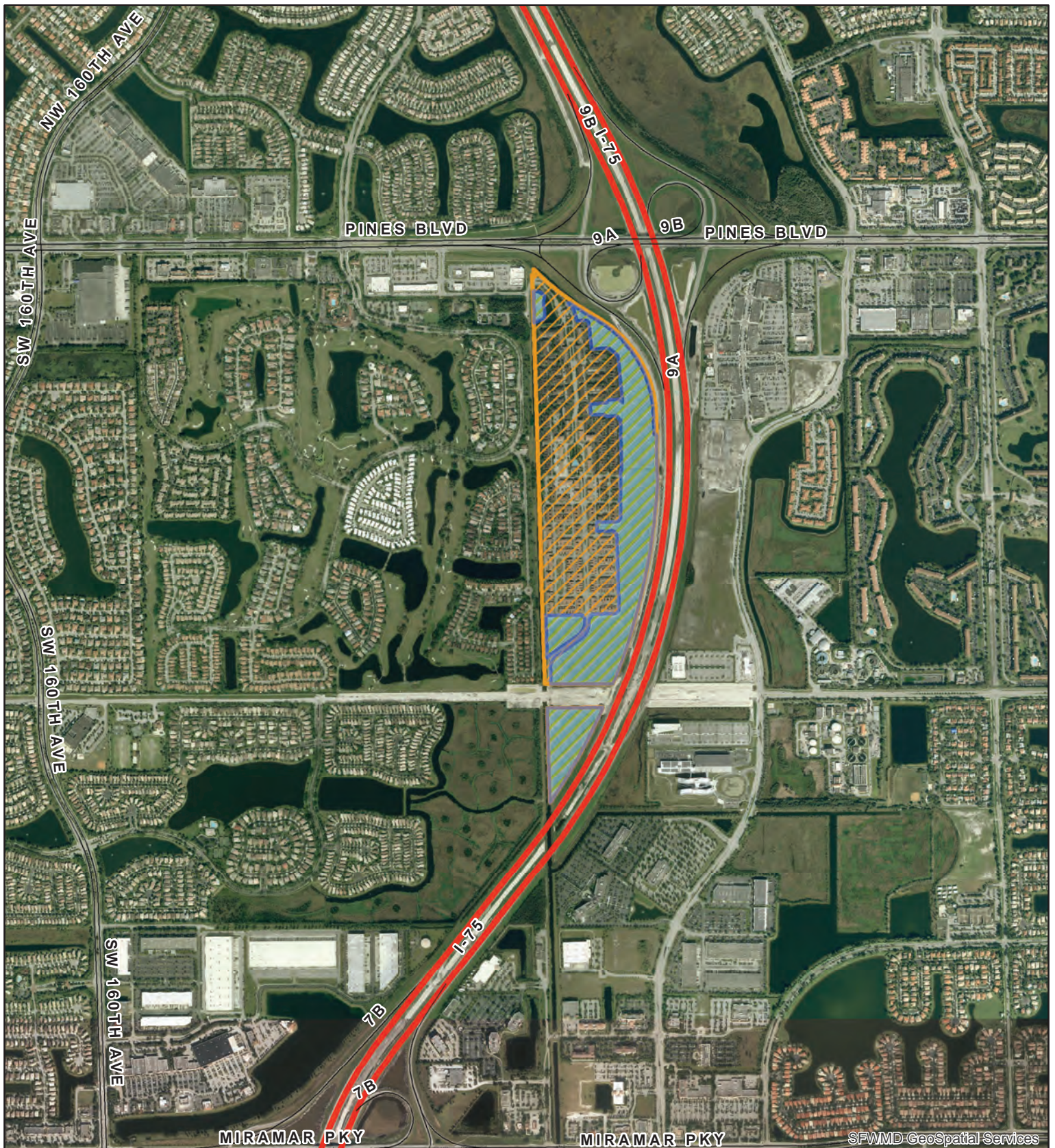


Exhibit No: 1	Exhibit Created On: 2018-08-23	BROWARD COUNTY, FL	<div data-bbox="982 1732 1421 1921"> <div data-bbox="982 1732 1258 1785"> Application</div> <div data-bbox="982 1785 1421 1837"> Conservation Easement</div> <div data-bbox="982 1837 1323 1879">Permit No: 06-00095-S-38</div> <div data-bbox="982 1879 1388 1921">Application Number: 031010-10</div> </div> <div data-bbox="1388 1711 1534 1921"> </div>
<div data-bbox="332 1806 738 1858">REGULATION DIVISION</div> <div data-bbox="324 1858 747 1900">Project Name: MEADOW PINES</div> <div data-bbox="89 1879 284 2026"> </div> <div data-bbox="316 1963 738 2047"> <div data-bbox="316 1963 738 2005">0 0.25 0.5</div> <div data-bbox="316 2005 738 2047">Miles</div> </div> <div data-bbox="828 1900 901 2026"> <div data-bbox="844 1900 885 1942">N</div> </div>			



RESOLUTION NO. 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2020-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2020/2021 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Meadow Pines Community Development District (the “District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and

WHEREAS, the Board previously adopted Resolution 2020-01 approving a proposed budget and setting a public hearing for May 21, 2020; and

WHEREAS, due to the current COVID-19 public health emergency, the Board has postponed said public hearing; and

WHEREAS, the public hearing has been rescheduled for July 16, 2020, and all other requirements and filings associated with the preparation of the fiscal year budget have been completed.

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

1. Resolution No. 2020-01 is hereby amended to change the date and time of the Public Hearing to July 16, 2020 at 9:30 a.m. to be conducted by teleconferencing or other technological means pursuant to Executive Orders 20-52, 20-69, 20-112, 20-114, and 20-150 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, and June 24, 2020, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*, for the purpose of receiving public comments on the Proposed Fiscal Year 2020/2021 Budget.

2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with all applicable notice requirements.

PASSED, ADOPTED and EFFECTIVE this 16th day of July, 2020.

ATTEST:

**MEADOW PINES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

RESOLUTION NO. 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2020/2021 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Meadow Pines Community Development District ("District") to establish a regular meeting schedule for fiscal year 2020/2021; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2020/2021 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, BROWARD COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2020/2021 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 16th day of July, 2020.

ATTEST:

**MEADOW PINES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the Meadow Pines Community Development District (the “District”) will hold Regular Meetings for Fiscal Year 2020/2021 at 9:30 a.m. at the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027, on the following dates:

**October 15, 2020
November 19, 2020
January 21, 2021
February 18, 2021
March 18, 2021
April 15, 2021
May 20, 2021
June 17, 2021
July 15, 2021
August 19, 2021
September 16, 2021**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of agendas for any of the meetings may be obtained from the District’s website or by contacting the District Manager at 305-777-0761 and/or toll-free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or more Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT

www.meadowpinescdd.org

PUBLISH: BROWARD DAILY BUSINESS REVIEW 10/05/20

DRAINAGE SYSTEM PUNCHLIST
AMENDMENT

Project Name: Meadow Pines CDD / Cobblestone Residential (Phase 1 & 2)
Project No.: 10-3343
Permit No.: OM 061709R
Date: 06-17-2020
Inspector: Federico Valencia

CONDITION OF STRUCTURE/DEVICE	
ST	Catch basin / Manhole /Dry Retention Area (DRA)
CL	= Structure needs to be cleaned of all dirt/ debris
Invert	= Mud work needed at/ around inverts for "x" invert (brick exposed, cracks, voids, etc.)
T/S	= Mud work needed at top slab/ structure connection (brick exposed, cracks, voids, etc.)
F/G	= Mud work needed at frame & grate/ brick connection (brick exposed, cracks, voids, etc.)
ASP	= Repair asphalt around frame & grate
PRB	= Install baffle for "x" invert or replace gaskets
CON. BF	= Install control baffle for "x" invert or replace gaskets
OK	= Structure/Device is in good condition
Comments	= Additional repair work

A site re-inspection and meeting with a representative from South Broward Drainage District (SBDD) was performed on 06-16-2020. Listed below is a summary of requirements SBDD will require as part of the 5 yr. drainage re-certification process.

Due to the extensive overgrowth of the conservation area and the presence of existing trees directly on, or within close proximity of the drainage outfall runs, SBDD will require these lines to be water jet cleaned and the material examined for the presence of tree roots. If tree roots are noted as being present, SBDD will require the removal of the suspect tree(s) producing the root intrusion into the pipes. In addition, and depending on circumstances, a visual inspection of the inside of the pipe may be required to verify that pipe is still operating in good condition before and after the root removal process is complete.

SBDD will also require minor vegetation removal to allow for clear sight to the outfall structure from the surrounding roadways; however, since this is a conservation area, the removal of vegetation will be subject to maintenance requirement of the conservation area, the removal will be determined on a case by case basis during the water jet cleaning process.

PHASE 1

ST. / Run	CONDITION / COMMENTS	ST. / Run	CONDITION / COMMENTS
31-32	Water jet cleaning required	68	St. with Ponding issue. Check condition of structure and pipe
34-35	Water jet cleaning required	69-70	Water jet cleaning required
48-49	Water jet cleaning required	84-85	Water jet cleaning required
50-51	Water jet cleaning required	89-90	Water jet cleaning required
67	CL	92-93	Water jet cleaning required
67-68	Water jet cleaning required	112-113	Water jet cleaning required



Run #31-#32



Run #34-#35



Run #48-#49



Run #50-#51



Run #67-#68



Run #69-#70



Run #84-#85



Run #89-#90



Run #92-#93



Run #112-#113

PHASE 2

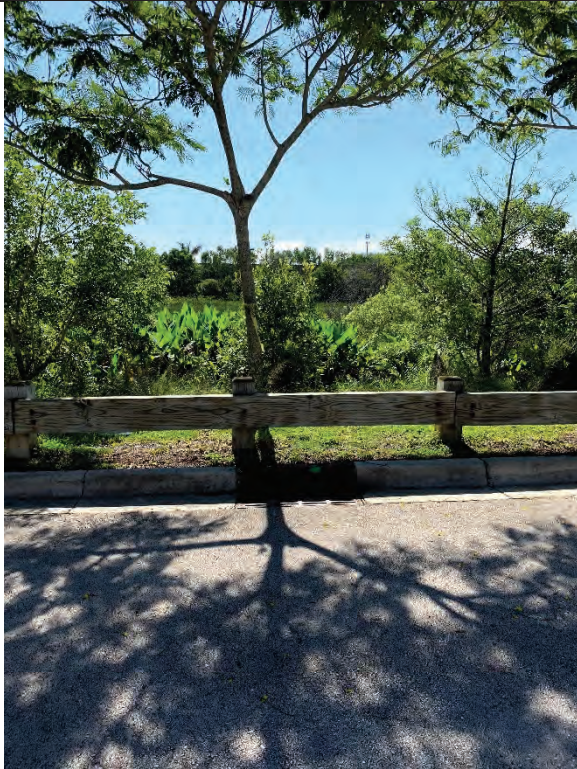
ST. / Run	CONDITION / COMMENTS	ST. / Run	CONDITION / COMMENTS
28-29	Water jet cleaning required	48-49	Water jet cleaning required
40-41	Water jet cleaning required	66-67	Water jet cleaning required



Run #28-#29



Run #40-#41



Run #48-#49



Run #66-#67

BD Environmental Group, LLC
2900 NE 7th Avenue
Pompano Beach, FL 33064
954-876-1267
accts.bdenvironmental@gmail.com
www.bdenvironmentalgroup.com



ADDRESS

Pablo Jerez
Meadow Pines Community
Development District

Estimate 2020214

DATE 06/30/2020

CLIENT

Cobblestone Residential

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Flush/Jet Clean	Jet and Clean Pipe	16	135.00	2,160.00

*If PRB needs to be removed add \$225 per pipe.

Thank you for the opportunity to submit this Estimate. Please contact us with any questions or concerns.

TOTAL \$2,160.00

Accepted By

Accepted Date



PROLINE VACTOR
SERVICES, INC.

SEWER & STORM CLEANING
Telespection & Sewer Rehabilitation

COMPANY : Special District Services, Inc

DATE: 19-Jun-20

ATTENTION: Pablo Jerez

PROPOSAL # 2020178

ADDRESS:

PHONE # 305-777-0761 Ex 1095

CELL # 786-413-7150

Engineer Sun-Tech (Federico Valencia)

PROJECT Cobblestone Residential(Phase I & II)

Address

Pembroke Pines, FL

Email pjerez@sdsinc.org

REV. DATE: N/A

<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>\$/UNIT</u>	<u>TOTAL</u>
Clean Structures 67#	1	EA	\$185.00	\$185.00
Water jet lines on punch list with SBDD	15	EA	\$155.00	\$2,325.00
Dump fee	1	LS	\$ 200.00	\$200.00
			TOTAL	\$2,710.00

NOTE: The above prices are based on a list provided by the engineer. Should any additional work be discovered it must be agreed upon by both parties prior to work commencing.

EXCLUDES: Permits, Maintenance of Traffic, Retainage, and Erosion Control.

We hereby propose to furnish labor and Equipment complete in accordance with the above specifications, for the sum of Dollars () with payment to become due upon receipt of Invoice. Should Proline Vactor Services have to obtain attorneys, or collection agencies to recover the above debt the costs and Legal fees will be charged and paid for by the customer.

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders , and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. this proposal subject to acceptance within 30 days and it is void thereafter at the option of the undersigned.

Payment will become due upon receipt of Invoice.

Thank you for the opportunity to submit this proposal. Please feel free to call if you have any questions regarding this proposal.

Respectfully Submitted,

Accepted By:

Date

Jeff O'Connor

Proline Vactor Services, Inc.

Special District Services INC
Pablo Jerez

P.O. Box 541149, Lake Worth, Florida 33454 Telephone (561)340-1495 Fax (561) 340-1498

PCI STORMWATER SOLUTIONS, INC.

Specializing In Residential & Commercial Drainage System Cleaning

**PCI proposes to complete the following scope of work as specified by
South Broward Drainage District**

Jet and Vac CB 67 and CB68

To Jet approximately 2,800 Linear Feet of Storm Drain Pipe to check for Root Intrusion.

**The removal of Brush and Vegetation as stated in The Punch List Report from
SunTech Engineering and The South Broward Drainage District Report
will be done on an as needed basis.**

**The cost for this work will not exceed \$2,800.00 depending on the number of areas to be
cleared and will be Billed upon completion of this Punch List Work.**

Disposal of all Waste Material.

**Cost of Job: \$5,780.00 plus The Cost of
Vegetation and Brush Removal if Necessary**

**NOTE: THIS WORK IS BEING REQUIRED BY SOUTH
BROWARD DRAINAGE DISTRICT**

**NOTE: NO WORK WILL BE SCHEDULED OR DONE UNTIL
ALL DEPOSITS AS WELL AS ALL COUNTY OR DISTRICT
FEES AND SIGNED PAPERWORK ARE RECEIVED.**

**PLEASE NOTE THAT PCI STORMWATER SOLUTIONS, INC. WILL MEET
OR BEAT ANY COMPETITORS PRICING THAT IS PROVIDED TO US IN WRITING
AS LONG AS IT IS FOR THE SAME SCOPE OF STORM DRAIN WORK.
THIS IS OUR COMMITMENT TO OUR CLIENTS TO OFFER QUALITY SERVICE
AT THE MOST AFFORDABLE PRICE.**

**NOTE: All Monies due must be paid in full before any State, County, City or Water
District Inspection will be requested and before any Renewal/ Re-Certification Paperwork
will be released.**

NOTE: The work needed at this location was determined by an actual Onsite Inspection done by an Inspector from South Broward Drainage District. and an Inspector from PCI Stormwater Solutions, Inc.

All work noted must be done in order to pass inspection with The South Broward Drainage District, but any additional work required by The Inspector will be done at an additional charge when a Change Order is issued.

All prices include Hydraulic Vac Cleaning, Labor, Material, Disposal of all material.

All work on This Project will be done in accordance with The Guidelines set forth by The South Broward Drainage District.

- **IN ORDER TO SCHEDULE WORK LISTED ABOVE WE MUST HAVE THE FOLLOWING:**
- **A SIGNED CONTRACT**
- **50% DEPOSIT FOR JOB**
- **A PHOTO COPY OF THE REMAINING BALANCES CHECK.**

Please make all checks payable to: P.C.I. STORMWATER SOLUTIONS, INC.

PCI STORMWATER SOLUTIONS, INC.

Specializing In Residential & Commercial Drainage System Cleaning

June 30, 2020

ATTN: Ms. Nancy Nguyen/Meadow Pines CDD

**JOB: Cobblestone 5 Year Operation and Maintenance Permit Renewal
Punch List work required by South Broward Drainage District.**

PCI appreciates this opportunity of submitting this bid for you today.

We hereby propose to furnish all the necessary labor and equipment for the completion of this job for:

The sum of: \$5,780.00 plus The cost of Brush and Vegetation removal if necessary.

PAYMENT SCHEDULE IS AS FOLLOWS:

50% OF PAYMENT DUE PRIOR TO START OF WORK.

REMAINDER OF PAYMENT DUE IN FULL WITHIN 10 DAYS OF FINAL INVOICE UPON
COMPLETION OF JOB.

**ONCE DEPOSIT HAS BEEN RECEIVED, WORK WILL BE SCHEDULED WITHIN 30
BUSINESS DAYS.**

All labor and work are guaranteed to be as specified in **The Punch Report from Sun Tech Engineering Inc.;** All agreements contingent upon strikes, accidents, or delays beyond our control. This proposal must become part of and included with any contract we enter into.

RESPECTFULLY SUBMITTED, P.C.I. STORMWATER SOLUTIONS.



Jerry Philyaw, Projects Manager

Note: This proposal may be withdrawn by us if not accepted within 30 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Note faxed and or electronic signatures are considered to be legal and binding. Payment will be made as outlined above.

ACCEPTED

DATE

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer’s Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District’s needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer’s financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2019/2020, 2020/2021 and 2021/2022
With Two Year Option (2022/2023 and 2023/2024)
Broward County, Florida**

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than August 27, 2020 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit five (5) copies of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Meadow Pines Community Development District” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**NOTICE OF PUBLIC HEARING AND SPECIAL BOARD
MEETING OF THE
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Meadow Pines Community Development District (the "District") will hold a Public Hearing and Special Board Meeting (the "Meeting") of its Board of Supervisors (the "Board") on July 16, 2020, at 9:30 a.m. to be conducted by telephonic and video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, and 20-112, 20-114, and 20-150 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, June 24, 2020, and June 23, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2020/2021 Proposed Budget and Non-Ad Valorem Assessment Roll of the District. The Meeting is being held for the necessary public purpose of considering any other District business which may lawfully and properly come before the Board. At such time the Board is so authorized and may consider any business that may properly come before it. While it is necessary to hold the Meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Participants may attend the Meeting by accessing the District's website, www.meadowpinescdd.org and clicking on the meeting link you will find on the homepage, or utilizing the following login information:

[https://us02web.zoom.us/j/](https://us02web.zoom.us/j/85054865041)

85054865041

Meeting ID: 850 5486 5041

A copy of the budget and/or the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or nnguyen@sdsinc.org (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

As indicated above, this Meeting will be conducted by media communications technology.

Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this Meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT

www.meadowpinescdd.org

6/30 7/7 20-13/0000475972B

RESOLUTION NO. 2020-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
APPROVING AND ADOPTING A FISCAL YEAR 2020/2021
FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL
ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Meadow Pines Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2020/2021 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

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

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2020/2021 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 16th day of July, 2020.

ATTEST:

**MEADOW PINES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Meadow Pines Community Development District

**Final Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

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- III **DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV **ASSESSMENT COMPARISON**

FINAL BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET
REVENUES	
O&M Assessments	49,910
Debt Assessments	691,982
Other Revenue	1,000
Interest Income	240
TOTAL REVENUES	\$ 743,132
EXPENDITURES	
Supervisor Fees	2,400
Payroll Taxes	200
Engineering	3,000
Management	14,208
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,700
Arbitrage Rebate Fee	600
Insurance	7,000
Legal Advertisements	700
Miscellaneous	850
Postage	150
Office Supplies	550
Dues & Subscriptions	175
Trustee Fees	6,820
Continuing Disclosure Fee	1,000
Website Management	2,000
Reserve	2,677
TOTAL EXPENDITURES	\$ 60,030
REVENUES LESS EXPENDITURES	\$ 683,102
Bond Payments	(650,463)
BALANCE	\$ 32,639
County Appraiser & Tax Collector Fee	(14,838)
Discounts For Early Payments	(29,676)
EXCESS/ (SHORTFALL)	\$ (11,875)
Carryover From Prior Year	11,875
NET EXCESS / (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
O&M Assessments	51,528	49,910	49,910	Expenditures Less Interest, Other Revenues & Carryover/.94
Debt Assessments	695,132	691,982	691,982	Bond Payments/.94
Other Revenue	1,175	1,000	1,000	Pollution Insurance Reimbursement
Interest Income	218	300	240	Projected At \$20 Per Month
TOTAL REVENUES	\$ 748,053	\$ 743,192	\$ 743,132	
EXPENDITURES				
Supervisor Fees	1,000	2,400	2,400	No Change From 2019/2020 Budget
Payroll Taxes	137	200	200	Projected At 8 Percent Of Supervisor Fees
Engineering	3,000	2,250	3,000	\$750 Increase From 2019/2020 Budget
Management	13,644	13,896	14,208	CPI Adjustment
Legal	6,525	9,000	8,000	\$1,000 Decrease From 2019/2020 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,500	3,600	3,700	\$100 Increase From 2019/2020 Budget
Arbitrage Rebate Fee	600	600	600	No Change From 2019/2020 Budget
Insurance	5,175	7,300	7,000	Insurance Estimate
Legal Advertisements	381	950	700	\$250 Decrease From 2019/2020 Budget
Miscellaneous	427	900	850	\$50 Decrease From 2019/2020 Budget
Postage	94	275	150	\$125 Decrease From 2019/2020 Budget
Office Supplies	227	550	550	No Change From 2019/2020 Budget
Dues & Subscriptions	175	175	175	No Change From 2019/2020 Budget
Trustee Fees	6,815	6,820	6,820	No Change From 2019/2020 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2019/2020 Budget
Website Management	1,500	2,000	2,000	No Change From 2019/2020 Budget
Reserve	1,000	2,799	2,677	Reserve
TOTAL EXPENDITURES	\$ 51,200	\$ 60,715	\$ 60,030	
REVENUES LESS EXPENDITURES	\$ 696,853	\$ 682,477	\$ 683,102	
Bond Payments	(655,926)	(650,463)	(650,463)	2021 P & I Payments Less Earned Interest
BALANCE	\$ 40,927	\$ 32,014	\$ 32,639	
County Appraiser & Tax Collector Fee	(15,947)	(14,838)	(14,838)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(26,103)	(29,676)	(29,676)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (1,123)	\$ (12,500)	\$ (11,875)	
Carryover From Prior Year	0	12,500	11,875	Carryover From Prior Year
NET EXCESS / (SHORTFALL)	\$ (1,123)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	FISCAL YEAR 2020/2021	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	12,803	100	500	Projected Interest For 2020/2021
NAV Tax Collection	655,926	650,463	650,463	Maximum Debt Service Collection
Total Revenues	\$ 668,729	\$ 650,563	\$ 650,963	
EXPENDITURES				
Principal Payments (2014A-1)	280,000	285,000	295,000	Principal Payment Due In 2021
Principal Payments (2014A-B)	50,000	50,000	55,000	Principal Payment Due In 2021
Bond Redemption	0	6,315	4,024	Estimated Excess Debt Collections
Interest Payments (2014A-1)	252,915	241,360	232,070	Interest Payments Due In 2021
Interest Payments (2014A-B)	72,200	67,888	64,869	Interest Payments Due In 2021
TOTAL EXPENDITURES	\$ 655,115	\$ 650,563	\$ 650,963	
EXCESS/ (SHORTFALL)	\$ 13,614	\$ -	\$ -	

Series 2014A-1 Bond Refunding Information

Original Par Amount =	\$7,125,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.05% - 4.625%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2014		
Maturity Date =	May 2034		

Par Amount As Of 1/1/20 = \$5,780,000

Series 2014A-2 Bond Refunding Information

Original Par Amount =	\$1,385,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.75% - 6.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2014		
Maturity Date =	May 2034		

Par Amount As Of 1/1/20= \$1,170,000

Meadow Pines Community Development District Assessment Comparison

	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Projected Assessment Before Discount*
O&M Assessment For Phase 1	\$ 74.49	\$ 64.49	\$ 64.49	\$ 64.49	\$ 64.49
<u>Debt Assessment For Phase 1</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>
Total For Phase 1	\$ 908.51	\$ 898.51	\$ 898.51	\$ 898.51	\$ 898.51
O&M Assessment For Phase 2	\$ 74.49	\$ 64.49	\$ 64.49	\$ 64.49	\$ 64.49
<u>Debt Assessment For Phase 2</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>
Total For Phase 2	\$ 1,038.99	\$ 1,028.99	\$ 1,028.99	\$ 1,028.99	\$ 1,028.99

* Assessments Include the Following:

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

Community Information:

Phase One	418
<u>Phase Two</u>	<u>356</u>
Total Units	774