



**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 14, 2024
6:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33024

www.centuryparksouthcdd.org
786.347.2711 ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
Kendall Executive Center
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193
REGULAR BOARD MEETING
November 14, 2024
6:00 p.m.

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- E. Accept Resignations followed by Appoints of New Board Members:
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 - 5. Accept Resignation of Supervisor Albo and Declare Vacancy to Seat No.4
- F. Election of Officers
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- M. Board Member & Staff Closing Comments
- N. Adjourn

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Century Park South Community Development District (the "District")** will hold Regular Meetings in the Conference Room at Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 at 6:00 p.m. on the following dates:

November 14, 2024
January 16, 2025
March 13, 2025
May 15, 2025
September 11, 2025

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two 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. Said meeting(s) 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 ensure 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 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised cancellation notice.

CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT

www.centuryparksouthcdd.org

IPL0203163

Nov 7 2024

Bio

Adalid Davila
13634 SW 157th Ct
Miami FL 33196
Lid240@yahoo.com
305-710-4364

With a Bachelor's degree in Electronics Engineering and over 18 years of extensive experience in construction on diverse sectors, I have developed a strong foundation in project management, operations, and customer satisfaction. I believe my technical expertise, leadership skills, and strategic management experience will make me an invaluable asset to your team.

My career began with eight successful years at Samsung Electronics, where I served as an Account Project Manager in the LATAM division. In this role, I managed multiple high-profile accounts coordinating with clients and cross-functional teams to ensure timely, efficient delivery of projects. My technical background in electronics, combined with my project management skills, allowed me to understand complex project needs and deliver solutions that met both customer and company expectations.

Following my time at Samsung, I transitioned to Home Depot, where I spent a decade as a District Installation Manager. In this position, I managed large teams, coordinated installations across various locations and consistently ensured that projects met Home Depot's high standards. My role required a keen attention to detail, strong organizational skills, and the ability to lead large teams toward achieving shared goals. Under my leadership, our district achieved substantial improvements in efficiency and customer satisfaction.

Currently, I am the General Production Manager at Istueta Roofing, where I oversee all production operations for both residential and commercial projects. In this position, I manage complex workflows, ensuring timely project completion, high-quality workmanship, and strong client relationships. My role requires a strategic approach to planning, resource allocation, and team leadership, all of which are aligned with Istueta Roofing commitment to excellence.

I am eager to bring my blend of technical expertise, project management experience, and proven leadership skills. Thank you for considering my application. I look forward to the opportunity to contribute to your team and help drive continued success.

Warm regards,
Adalid Davila

August 13, 2024

Board of Supervisors
Century Park South Community Development District
c/o Special District Services, Inc.
8785 SW 165th Avenue
Suite 200
Miami, FL 33193

RE: Resignation Notice

Dear Board of Supervisors,

Please be advised that I Pedro Hernandez am resigning my position as Board Member and Officer holding Seat #1 of the **Century Park South Community Development District** Board of Supervisors effective as of August 13, 2024.

Sincerely,


Name Pedro Hernandez
Address 1805 Ponce de Leon Blvd #100
City, FL zip code Coral Gables FL 33134
15870 SW 43 St -
Miami, FL 33185

August 26, 2024

Board of Supervisors
Century Park South Community Development District
c/o Special District Services, Inc.
8785 SW 165th Avenue
Suite 200
Miami, FL 33193

RE: Resignation Notice

Dear Board of Supervisors,

Please be advised that I Florence Laygre am resigning my position as Board Member and Officer holding Seat #2 of the **Century Park South Community Development District** Board of Supervisors effective as of August 26, 2024.

Sincerely,


Name Florence Laygre
Address 13360 SW 1st Street
City, FL zip code Miami FL 33184

August 13th, 2024

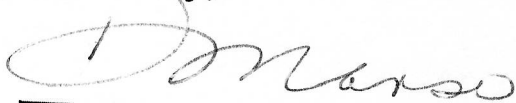
Board of Supervisors
Century Park South Community Development
District
c/o Special District Services, Inc.
8785 SW 165th Avenue
Suite 200
Miami, FL 33193

RE: Resignation Notice

Dear Board of Supervisors,

Please be advised that I Diana Manso am resigning my position as Board Member and Officer holding Seat #3 of the **Century Park South Community Development District** Board of Supervisors effective as of August 13, 2024.

Sincerely,



Diana Manso

9341 SW 45 Terrace
Miami Fla. 33165

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 14, 2024**

A. CALL TO ORDER

Mrs. Perez called the May 14, 2024, Regular Board Meeting of the Century Park South Community Development District (the “District”) to order at 10:38 a.m. in the Conference Room at Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit 100, Coral Gables, Florida 33134.

B. PROOF OF PUBLICATION

Mrs. Perez presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 30, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that a quorum had been established with the attendance of Chairperson Diana Manso, Vice Chairperson Sandra Albo and Supervisors Diane Manso and Florence Laygre and it was in order to proceed with the meeting.

Also, in attendance were: District Manager Gloria Perez of Special District Services, Inc.; and District Counsel Gregory George of Billing Cochran, Lyles, Mauro & Ramsey, P.A.

D. CONSIDER RESIGNATION AND DECLARE A BOARD VACANCY

Mrs. Perez advised that she had received a letter of resignation from Eleine Rojas and presented the same in the meeting materials, noting that the effective date would be the date of the letter, which was April 25, 2024.

A **MOTION** was made by Supervisor Albo, seconded by Supervisor Manso and unanimously passed accepting Eleine Roja’s resignation from Seat No. 5, effective April 24, 2024, and simultaneously declaring a vacancy in Seat No. 5.

E. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

G. APPROVAL OF MINUTES

1. March 12, 2024, Regular Board Meeting

The March 12, 2024, Regular Board Meeting minutes were presented.

A **MOTION** was made by Supervisor Laygre, seconded by Supervisor Albo and passed unanimously approving the minutes of the March 12, 2024, Regular Board Meeting, as presented.

Mrs. Perez then recessed the Regular Board Meeting and simultaneously called to order the Public Hearing.

H. PUBLIC HEARING

1. Proof of Publication

Mrs. Perez presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on April 24, 2024, and May 1, 2024, as legally required.

2. Receive Public Comment on Fiscal Year 2024/2025 Final Budget

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2024/2025 final budget and non-ad valorem special assessments.

There being no comments from the public, the public comment portion of the Public Hearing was then closed.

3. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Final Budget

Mrs. Perez presented Resolution No. 2024-02, entitled:

RESOLUTION NO. 2024-02

A RESOLUTION OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025 BUDGET.

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2023/2024 final budget and the non-ad valorem special assessment.

A **MOTION** was made by Supervisor Laygre, seconded by Supervisor Manso and unanimously passed adopting Resolution No. 2024-02, approving the Fiscal Year 2024/2025 Final Budget, as presented and setting the fiscal year 2024/2025 final budget and non-ad valorem special assessment tax roll (Assessment Levy).

There being no further final budget and assessment business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.

I. OLD BUSINESS

There were no Old Business items to come before the Board.

J. NEW BUSINESS

1. Consider Resolution No. 2024-03 – Adopting Fiscal Year 2024/2025 Meeting Schedule

Mrs. Perez presented Resolution No. 2024-03, entitled:

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the resolution into the record and noted that since the District would soon be transitioning from a Developer Board to a Resident Board that she was presenting two (2) options of the meeting schedules.

The first option presented in the meeting book provides for meetings to take place at the same location of the Conference Room at Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134 with a start time of 10:30 a.m. on the following dates, as typically held on the second Tuesday of the month, unless noted otherwise:

November 12, 2024 *Amended Budget*
January 14, 2025
March 11, 2025 *Proposed Budget*
May 13, 2025 *Final Budget & Announce LO Mtg for Nov.18, 2025**
September 9, 2025

** LO meeting date changed from typical week date in observance of Veteran's Day*

The second option provided via handout has the meeting being held in the Conference Room at Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 at 6:00 p.m. (*which would be more convenient for a Resident Board*) on the following dates of the second Thursday of the month, unless noted otherwise:

November 14, 2024 *Amended Budget*
January 16, 2025
March 13, 2025 *Proposed Budget*
May 15, 2025* *Final Budget & Announce LO Mtg for Nov.18, 2025***
September 11, 2025

** Change from typical week date to accommodate the required 60 days for the Final Budget Public Hearing*

*** LO meeting date changed from typical week date in observance of Veteran's Day*

Mrs. Perez noted that she had made several attempts to reach the Property Manager for the East Parcel to see if she could hold the meetings at the Clubhouse for resident convenience as well as asking to join an upcoming meeting to see if the residents would be interested in joining the District Board. She has received no response to date.

A **MOTION** was made by Supervisor Albo, seconded by Supervisor Manso and unanimously passed adopting Resolution No. 2024-03, as presented, and approving the Regular Meeting Schedule for Fiscal Year 2024/2025 by selecting the second option by holding meetings on second Thursday of the month, as specified, and for meetings to be held in the Conference Room in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 with a start time of 6:00 p.m.

2. Consider Resolution No. 2024-04 – Completion of 2020 Project

Mrs. Perez presented Resolution No. 2024-04, entitled:

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT DECLARING CERTAIN PUBLIC IMPROVEMENTS WITHIN THE ORIGINAL BOUNDARIES OF THE DISTRICT RELATED TO THE SERIES 2020 PROJECT TO BE COMPLETE; ACCEPTING SAME; AND ESTABLISHING THE THIRTY (30) DAY PERIOD PROVIDED IN SECTION 170.09, *FLORIDA STATUTES* (“F.S.”), WITHIN WHICH PROPERTY OWNERS WITHIN THE ORIGINAL BOUNDARIES OF THE DISTRICT MAY PRE-PAY THEIR DEBT ASSESSMENTS WITHOUT INTEREST; AND PROVIDING AN EFFECTIVE DATE.

Mr. George provided an explanation and overview of the resolution, noting that this action is per statute and pursuant to the Engineer’s Assessment and Certificate.

A **MOTION** was made by Supervisor Albo, seconded by Supervisor Laygre and passed unanimously adopting Resolution No. 2024-04, as presented.

K. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly reviewed them with the Board.

A **MOTION** was made by Supervisor Albo, seconded by Supervisor Manso and passed unanimously ratifying and approving the financials, as presented.

2. SDS Ethics Training

Mrs. Perez presented the SDS Ethics Training Memo in the meeting materials and provided an overview of the same.

3. 2023 Form 1 – Statement of Financial Interests – Reminder

Mrs. Perez reminded the Board that for this year’s filing requirement, a completed 2023 Form 1 must be submitted prior to July 1, 2024, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure

Management System floridaethics.gov., as previously noted by District Counsel, and emphasized that you will no longer be able to file your completed Form 1 through your local Supervisor of Elections' office.

4. Qualified Elector (Registered Voter) Certification Announcement

Mrs. Perez advised that she had received from the Miami-Dade County Supervisor of Elections the certified elector count identifying 234 registered voters who reside in the District as of May 2, 2024, and presented the same in the meeting book. Since the District has neither reached the qualified elector threshold nor has it marked its sixth year, it will continue to elect Board Members by the landowner election process.

L. BOARD MEMBER/STAFF COMMENTS

There were no further comments from Board Members or staff.

M. ADJOURNMENT

There being no further business, the Regular Board Meeting was adjourned on a MOTION made by Supervisor Manso, seconded by Supervisor Albo at 11:01 a.m. and passed unanimously.

Secretary

Chairperson

CENTURY PARK SOUTH CDD
c/o SPECIAL DISTRICT SERVICES, INC.
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193

RESIDENT
ADDRESS

September 18, 2024

Dear Landowner and/or Resident,

The Century Park South Community Development District (the “District”) is currently seeking qualified individuals to serve as Supervisors on its Board of Supervisors (the “Board”). The District is a local unit of special purpose government authorized by Chapter 190 of the Florida Statutes. The District is governed by a five (5) member Board of Supervisors who typically serve for a four-year term. The Board of Supervisors is responsible for overseeing the District’s operations, managing public infrastructure, services, finances, and ensuring the well-being of the community. This District is seeking to fill all five (5) seats on the Board.

To serve as a Board member, you must be a United States Citizen, at least 18 years of age, reside within the District's boundaries, and be registered to vote. Members of the Board of Supervisors are entitled to compensation for meeting attendance pursuant to Florida Statute.

The District meets approximately four (4) times a year. To accommodate the public and members of the Board, meetings will be held in the Conference Room at Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 on a specified weekday at 6:00 p.m.

Should you wish to contribute to the future of the District by serving on the Board of Supervisors, please contact me via email at gperez@sdsinc.org or by phone at (786) 347-2711 Ext. 2011.

For more information regarding the Century Park South Community Development District, including meeting schedules, agendas, budgets, and engineering reports, please visit the website at <https://centuryparksouthcdd.org/>.

I look forward to hearing from you.

Sincerely,

Gloria Perez

District Manager for
Century Park South Community Development District

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Century Park South Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant 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 14th day of November, 2024.

ATTEST:

**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Park South Community Development District

**Amended Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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AMENDED FINAL BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
ADMINISTRATIVE ASSESSMENTS	78,256	79,499	79,499
MAINTENANCE ASSESSMENTS	47,622	47,622	47,622
DEBT ASSESSMENTS	255,996	255,996	255,996
DEVELOPER CONTRIBUTION	0	0	0
INTEREST INCOME	240	7,950	7,928
TOTAL REVENUES	\$ 382,114	\$ 391,067	\$ 391,045
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	0	0	0
MANAGEMENT	29,676	29,676	29,676
LEGAL	17,000	12,000	9,820
ASSESSMENT ROLL	6,500	6,500	6,500
AUDIT FEES	3,800	3,800	3,800
INSURANCE	6,400	6,280	6,280
LEGAL ADVERTISING	1,200	3,000	1,758
MISCELLANEOUS	1,000	1,000	219
POSTAGE	225	165	151
OFFICE SUPPLIES	675	350	296
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	4,050	4,031	4,031
CONTINUING DISCLOSURE FEE	1,000	500	500
WEBSITE MANAGEMENT & ADA COMPLIANCE	1,500	1,500	1,500
ADMINISTRATIVE CONTINGENCY	600	300	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 73,801	\$ 69,277	\$ 64,706
MAINTENANCE EXPENDITURES			
ENGINEERING/INSPECTIONS	2,100	1,000	1,649
MISCELLANEOUS MAINTENANCE	8,665	500	0
INFRASTRUCTURE MAINTENANCE	10,000	500	0
STORMWATER MANAGEMENT - WEST PARCEL	10,000	500	0
ROADWAYS - WEST PARCEL	10,000	500	0
SIDEWALKS - WEST PARCEL	4,000	500	0
TOTAL MAINTENANCE EXPENDITURES	\$ 44,765	\$ 3,500	\$ 1,649
TOTAL EXPENDITURES	\$ 118,566	\$ 72,777	\$ 66,355
REVENUES LESS EXPENDITURES	\$ 263,548	\$ 318,290	\$ 324,690
BOND PAYMENTS	(240,636)	(244,158)	(244,158)
BALANCE	\$ 22,912	\$ 74,132	\$ 80,532
COUNTY APPRAISER & TAX COLLECTOR FEE	(7,637)	(3,687)	(3,687)
DISCOUNTS FOR EARLY PAYMENTS	(15,275)	(13,980)	(13,980)
EXCESS/ (SHORTFALL)	\$ -	\$ 56,465	\$ 62,865
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 56,465	\$ 62,865
FUND BALANCE AS OF 9/30/23		\$106,049	
FY 2023/2024 ACTIVITY		\$56,465	
FUND BALANCE AS OF 9/30/24		\$162,514	

AMENDED FINAL BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income	100	20,034	20,034
NAV Tax Collection	240,636	244,158	244,158
Prepaid Bond Collection	0	0	0
Total Revenues	\$ 240,736	\$ 264,192	\$ 264,192
EXPENDITURES			
Principal Payments	90,000	90,000	90,000
Interest Payments	149,694	151,044	151,044
Bond Redemption	1,042	0	0
Total Expenditures	\$ 240,736	\$ 241,044	\$ 241,044
Excess/ (Shortfall)	\$ -	\$ 23,148	\$ 23,148

FUND BALANCE AS OF 9/30/23	\$358,607
FY 2023/2024 ACTIVITY	\$23,148
FUND BALANCE AS OF 9/30/24	\$381,755

Notes

Reserve Fund Balance = \$255,444*. Revenue Fund Balance = \$126,311*.

Revenue Fund Balance To Be Used To Make 11/1/2023 Interest Payment Of \$74,172.

* Approximate Amounts

Series 2020 Bond Information

Original Par Amount =	\$4,505,000	Annual Principal Payments Due:
Interest Rate =	3.0% - 4.0%	May 1st
Issue Date =	February 2020	Annual Interest Payments Due:
Maturity Date =	May 2050	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$3,905,000	

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Century Park South Community Development District (the “District”) is a local unit of special-purpose government created and existing under and pursuant to Chapters 189 and 190, *Florida Statutes*, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit “A”**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this _14th_ day of _____November_____, 2024.

ATTEST:

**CENTURY PARK SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

Exhibit “A”: Performance Measures/Standards and Annual Reporting

EXHIBIT “A”

Program/Activity: **District Administration**

Goal: Remain compliant with Florida Law for all District meetings

Objectives:

- Notice all District regular meetings, special meetings, and public hearings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required.
 Achieved: Yes ☐ **No** ☐
- Meeting minutes and post-meeting action completed.
 Achieved: Yes ☐ **No** ☐
- District records retained as required by law.
 Achieved: Yes ☐ **No** ☐

Program/Activity: **District Finance**

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year proposed budget and the final fiscal year budget.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year proposed budget and the final fiscal year budget.
 Achieved: Yes ☐ **No** ☐
- District amended budget within 60 days following the end of the fiscal year.
 Achieved: Yes ☐ **No** ☐
- District accounts receivable/payable processed for the year.
 Achieved: Yes ☐ **No** ☐
- “No findings” for annual financial audit (yes/no)
 Achieved: Yes ☐ **No** ☐
 - If “yes” explain: _____

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with District contracts.

Performance Measures:

- District insurance policies reviewed and in place.
Achieved: Yes ☐ **No** ☐
- Contracted Services obtained for all District operations.
Achieved: Yes ☐ **No** ☐
- All District contracts in compliance.
Achieved: Yes ☐ **No** ☐

Century Park South Community Development District

Financial Report For September 2024

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual Sep-24	Year To Date Actual 10/1/23 - 9/30/24
REVENUES			
Administrative Assessments	78,256	0	79,499
Maintenance Assessments	47,622	0	47,622
Debt Assessments	255,996	0	255,996
Interest Income	240	0	7,928
Total Revenues	\$ 382,114	\$ -	\$ 391,045
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	29,676	2,473	29,676
Legal	17,000	0	9,820
Assessment Roll	6,500	6,500	6,500
Audit Fees	3,800	0	3,800
Insurance	6,400	0	6,280
Legal Advertisements	1,200	0	1,758
Miscellaneous	1,000	0	219
Postage	225	14	151
Office Supplies	675	12	296
Dues & Subscriptions	175	0	175
Trustee Fees	4,050	0	4,031
Continuing Disclosure Fee	1,000	500	500
Website Management & ADA Compliance	1,500	125	1,500
Administrative Contingency	600	0	0
Total Administrative Expenditures	\$ 73,801	\$ 9,624	\$ 64,706
Maintenance Expenditures			
Engineering/Inspections	2,100	0	1,649
Miscellaneous Maintenance	8,665	0	0
Infrastructure Maintenance	10,000	0	0
Stormwater Management - West Parcel	10,000	0	0
Roadways - West Parcel	10,000	0	0
Sidewalks - West Parcel	4,000	0	0
Total Maintenance Expenditures	\$ 44,765	\$ -	\$ 1,649
TOTAL EXPENDITURES	\$ 118,566	\$ 9,624	\$ 66,355
REVENUES LESS EXPENDITURES	\$ 263,548	\$ (9,624)	\$ 324,690
Bond Payments	(240,636)	0	(244,158)
BALANCE	\$ 22,912	\$ (9,624)	\$ 80,532
County Appraiser & Tax Collector Fee	(7,637)	0	(3,687)
Discounts For Early Payments	(15,275)	0	(13,980)
EXCESS/ (SHORTFALL)	\$ -	\$ (9,624)	\$ 62,865

Bank Balance As Of 9/30/24	\$ 179,039.17
Accounts Payable As Of 9/30/24	\$ 10,124.25
Accounts Receivable As Of 9/30/24	\$ -
Available Funds As Of 9/30/24	\$ 168,914.92

Century Park South Community Development District
Budget vs. Actual
October 2023 through September 2024

	Oct 23 - Sept 24	23/24 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	79,498.72	78,256.00	1,242.72	101.59%
01-3200 · Maintenance Assessment	47,622.00	47,622.00	0.00	100.0%
01-3810 · Debt Assessments	255,996.00	255,996.00	0.00	100.0%
01-3820 · Debt Assess-Paid To Trustee	-244,157.63	-240,636.00	-3,521.63	101.46%
01-3830 · Assessment Fees	-3,686.73	-7,637.00	3,950.27	48.28%
01-3831 · Assessment Discounts	-13,980.21	-15,275.00	1,294.79	91.52%
01-9410 · Interest Income (GF)	7,928.83	240.00	7,688.83	3,303.68%
Total Income	129,220.98	118,566.00	10,654.98	108.99%
Expense				
01-1311 · Management Fees	29,676.00	29,676.00	0.00	100.0%
01-1315 · Legal Fees	9,820.50	17,000.00	-7,179.50	57.77%
01-1318 · Assessment/Tax Roll	6,500.00	6,500.00	0.00	100.0%
01-1320 · Audit Fees	3,800.00	3,800.00	0.00	100.0%
01-1450 · Insurance	6,280.00	6,400.00	-120.00	98.13%
01-1480 · Legal Advertisements	1,758.42	1,200.00	558.42	146.54%
01-1512 · Miscellaneous	218.82	1,000.00	-781.18	21.88%
01-1513 · Postage and Delivery	150.85	225.00	-74.15	67.04%
01-1514 · Office Supplies	295.65	675.00	-379.35	43.8%
01-1515 · Website management	1,500.00	1,500.00	0.00	100.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	4,031.25	4,050.00	-18.75	99.54%
01-1743 · Continuing Disclosure Fee	500.00	1,000.00	-500.00	50.0%
01-1750 · Administrative Contingency	0.00	600.00	-600.00	0.0%
01-1800 · Infrastructure Maintenance	0.00	10,000.00	-10,000.00	0.0%
01-1805 · Stormwater Management (GF)	0.00	10,000.00	-10,000.00	0.0%
01-1806 · Roadways & Bridges (GF)	0.00	10,000.00	-10,000.00	0.0%
01-1810 · Engineering / Inspections	1,649.00	2,100.00	-451.00	78.52%
01-1815 · Miscellaneous Maintenance	0.00	8,665.00	-8,665.00	0.0%
01-1816 · Sidewalks	0.00	4,000.00	-4,000.00	0.0%
Total Expense	66,355.49	118,566.00	-52,210.51	55.97%
Net Income	62,865.49	0.00	62,865.49	100.0%

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2023-2024**

#	ID#	Payment From	DATE	FOR	Tax Collect Receipts Gross	Interest Received	Commission Paid	Discount	Net From Tax Collector	Administrative Assessment Income (Before Discounts & Fees)	Maintenance Assessment Income (Before Discounts & Fees)	Debt Assessment Income (Before Discounts & Fees)	Administrative Assessment Income (After Discounts & Fees)	Maintenance Assessment Income (After Discounts & Fees)	Debt Assessment Income (After Discounts & Fees)	Debt Assessment Paid to Trustee
									\$381,874	\$78,256	\$47,622	\$255,996	\$78,256	\$47,622	\$255,996	
									\$358,962	\$73,561	\$44,765	\$240,636	\$73,561	\$44,765	\$240,636	\$240,636
1	1	Miami-Dade Tax Collector	11/20/23	NAV Taxes	\$ 22,547.45		\$ (216.39)	\$ (908.88)	\$ 21,422.18	\$ 4,619.90	\$ 2,811.70	\$ 15,115.85	\$ 4,389.28	\$ 2,671.40	\$ 14,361.50	\$ 14,361.50
2	2	Miami-Dade Tax Collector	11/24/23	NAV Taxes	\$ 12,245.54		\$ (117.58)	\$ (489.81)	\$ 11,638.15	\$ 2,509.09	\$ 1,527.00	\$ 8,209.45	\$ 2,384.55	\$ 1,451.30	\$ 7,802.30	\$ 7,802.30
3	3	Miami-Dade Tax Collector	12/08/23	NAV Taxes	\$ 299,935.34		\$ (2,879.45)	\$ (11,997.41)	\$ 285,058.48	\$ 61,456.74	\$ 37,401.95	\$ 201,076.65	\$ 58,408.33	\$ 35,546.85	\$ 191,103.30	\$ 191,103.30
4	4	Miami-Dade Tax Collector	12/27/23	NAV Taxes	\$ 5,992.44		\$ (57.96)	\$ (197.23)	\$ 5,737.25	\$ 1,227.84	\$ 747.25	\$ 4,017.35	\$ 1,175.50	\$ 715.45	\$ 3,846.30	\$ 3,846.30
5	5	Miami-Dade Tax Collector	01/09/24	NAV Taxes	\$ 8,493.68		\$ (82.38)	\$ (254.82)	\$ 8,156.48	\$ 1,740.36	\$ 1,059.16	\$ 5,694.16	\$ 1,671.27	\$ 1,017.11	\$ 5,468.10	\$ 5,468.10
6	6	Miami-Dade Tax Collector	02/06/24	NAV Taxes	\$ 2,996.00		\$ (29.60)	\$ (34.91)	\$ 2,931.49	\$ 613.85	\$ 373.60	\$ 2,008.55	\$ 600.64	\$ 365.55	\$ 1,965.30	\$ 1,965.30
7	Int - 1	Miami-Dade Tax Collector	02/27/24	Interest		\$ 365.95			\$ 365.95	\$ 365.95			\$ 365.95			\$ -
8	7	Miami-Dade Tax Collector	03/08/24	NAV Taxes/Interest	\$ 10,995.14	\$ 206.39	\$ (111.03)	\$ (97.46)	\$ 10,993.04	\$ 2,459.28	\$ 1,371.10	\$ 7,371.15	\$ 2,414.84	\$ 1,345.40	\$ 7,232.80	\$ 7,232.80
9	Int - 2	Miami-Dade Tax Collector	03/20/24	Interest		\$ 25.72			\$ 25.72	\$ 25.72			\$ 25.72			\$ -
10	8	Miami-Dade Tax Collector	04/24/24	NAV Taxes	\$ 4,593.35		\$ (45.94)	\$ 0.31	\$ 4,547.72	\$ 941.18	\$ 572.79	\$ 3,079.38	\$ 931.83	\$ 567.10	\$ 3,048.79	\$ 3,048.79
11	9	Miami-Dade Tax Collector	05/08/24	NAV Taxes/Interest	\$ 3,491.20	\$ 155.09	\$ (35.96)		\$ 3,610.33	\$ 870.44	\$ 435.35	\$ 2,340.50	\$ 862.23	\$ 431.00	\$ 2,317.10	\$ 2,317.10
12	10	Miami-Dade Tax Collector	06/10/24	NAV Taxes/Interest	\$ 1,250.62	\$ 37.52	\$ (12.89)		\$ 1,275.25	\$ 293.77	\$ 155.95	\$ 838.42	\$ 290.82	\$ 154.39	\$ 830.04	\$ 830.04
13	11	Miami-Dade Tax Collector	06/24/24	NAV Taxes/Interest (TC)	\$ 9,335.16	\$ 420.08	\$ (97.55)		\$ 9,657.69	\$ 2,344.55	\$ 1,166.15	\$ 6,244.54	\$ 2,321.10	\$ 1,154.49	\$ 6,182.10	\$ 6,182.10
14	Int - 3	Miami-Dade Tax Collector	07/29/24	Interest		\$ 30.05			\$ 30.05	\$ 30.05			\$ 30.05			\$ -
15									\$ -							\$ -
					\$381,875.92	\$ 1,240.80	\$ (3,686.73)	\$ (13,980.21)	\$ 365,449.78	\$ 79,498.72	\$ 47,622.00	\$ 255,996.00	\$ 75,872.11	\$ 45,420.04	\$ 244,157.63	\$ 244,157.63

Assessment Roll = 381,875.92

Admin: 78,258.28
 Maint: 47,625.41
 Debt: 255,992.23
 Total: 381,875.92

Note: \$381,874, \$78,256, \$47,622 and \$255,996 are 2023/2024 budgetary assessments before discounts and fees.
 \$358,962, \$73,561, \$44,765, and \$240,636 are 2023/2024 budgetary assessments after discounts and fees.

\$ 381,875.92	
\$ 1,240.80	\$ 365,449.78
\$ (79,498.72)	\$ (45,420.04)
\$ (47,622.00)	\$ (75,872.11)
\$ -	\$ (244,157.63)
\$ (255,996.00)	\$ -
\$ -	\$ -

June 24, 2024

Ms. Gloria Perez
District Manager
Century Park South Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

**Re: Century Park South Community Development District
District Engineer's Report for Fiscal Year 2024-2025
Pursuant to Section 9.21(b) of the Master Trust Indenture as it relates to
Special Assessment Bonds, Series 2020.**

Dear Ms. Perez,

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between Century Park South Community Development District (the "District" or "CDD") and U.S. Bank National Association, as Trustee, dated February 1, 2020, as it relates to the Special Assessment Bonds, Series 2020 pertaining to the East and West Parcel Projects.

The East and West Parcel Projects have been completed. The drainage system in the East Parcel was conveyed to the District for ownership, operation, and maintenance and a drainage easement was granted to the CDD (ORB 33534, PG 3478). The land and the fixtures within Tracts A, B, D, E, F, G, H, I, J, K, L including sidewalks, roadways, curbs and gutters, drainage systems, pavement markings and signs, landscaping and irrigation, and entrance features were conveyed to the District (ORB 34052, PG 1694). The water and sewer systems in both parcels were conveyed to Miami-Dade County. The blanket easement that was granted to the District over the entire West Parcel for construction and infrastructure acquisition purposes was terminated in ORB 34098 PG 3881.

Based on periodic visits and inspections, and review of District documents, we find that the CDD public infrastructure currently owned by the District in both the East and West parcels is being maintained in good working order and condition. We find that, for Fiscal Year 2024-2025, the District's proposed amounts budgeted for maintenance expenditures are sufficient to properly maintain, repair and operate the infrastructure owned by, and under the care of, the CDD.

Exhibit 1 depicts the location of the District; Exhibit 2 illustrates the boundary of the CDD, as well as the property and easements granted to the CDD.

The District currently carries general liability; hired non-owned auto; employment practices and public officials liability insurance under Agreement No. 100123449 with Florida Insurance Alliance and has budgeted sufficient funds for its renewal.

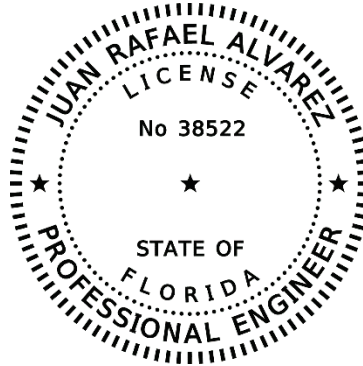
If you have any questions, or require additional information, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

Juan R
Alvarez

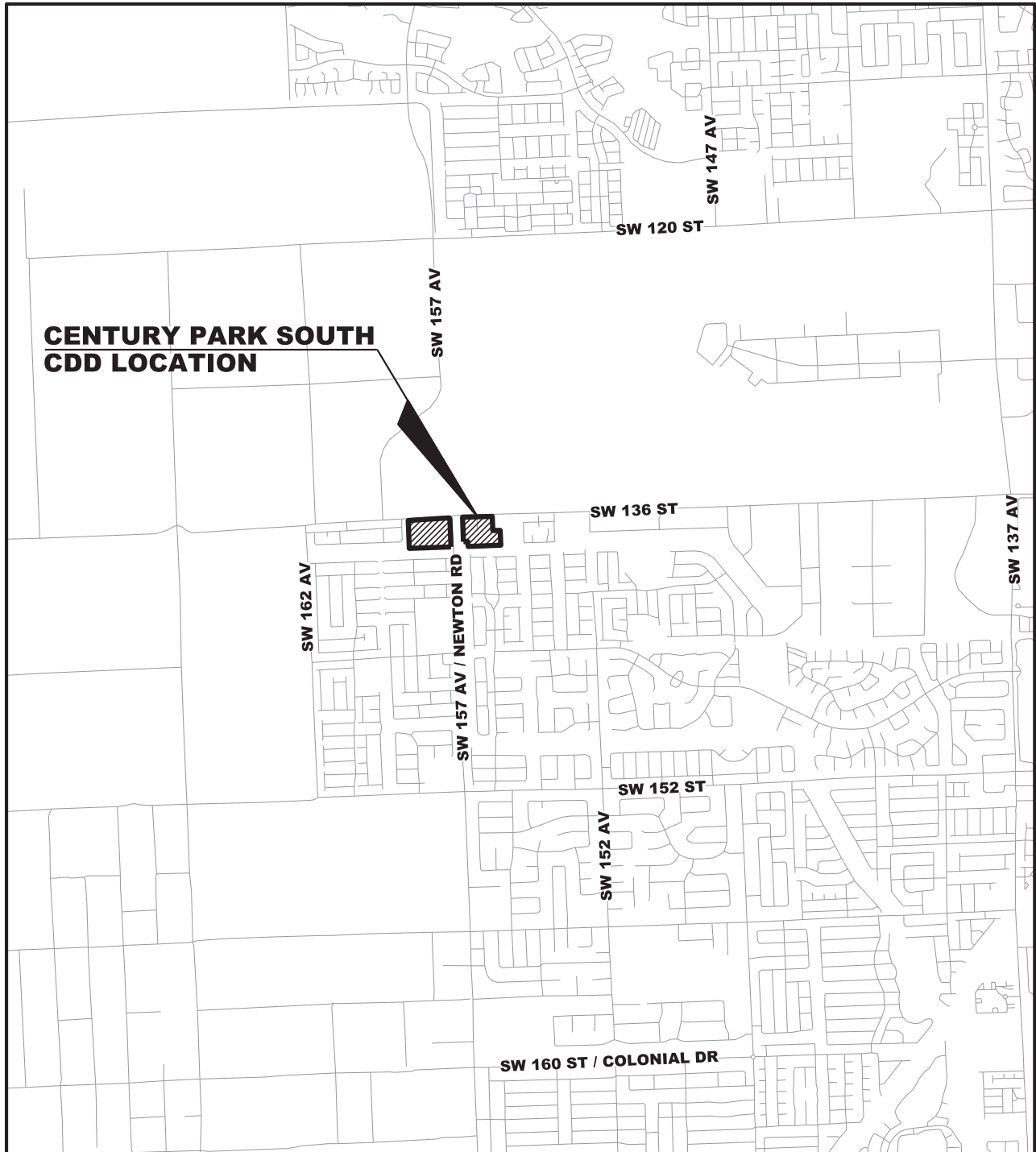
 Digitally signed by
Juan R Alvarez
Date: 2024.06.24
16:52:38 -04'00'

Juan R. Alvarez, PE
District Engineer
Date: June 24, 2024



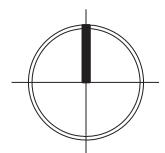
This item has been digitally signed and sealed by
Juan R. Alvarez, PE on June 24, 2024.

Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.



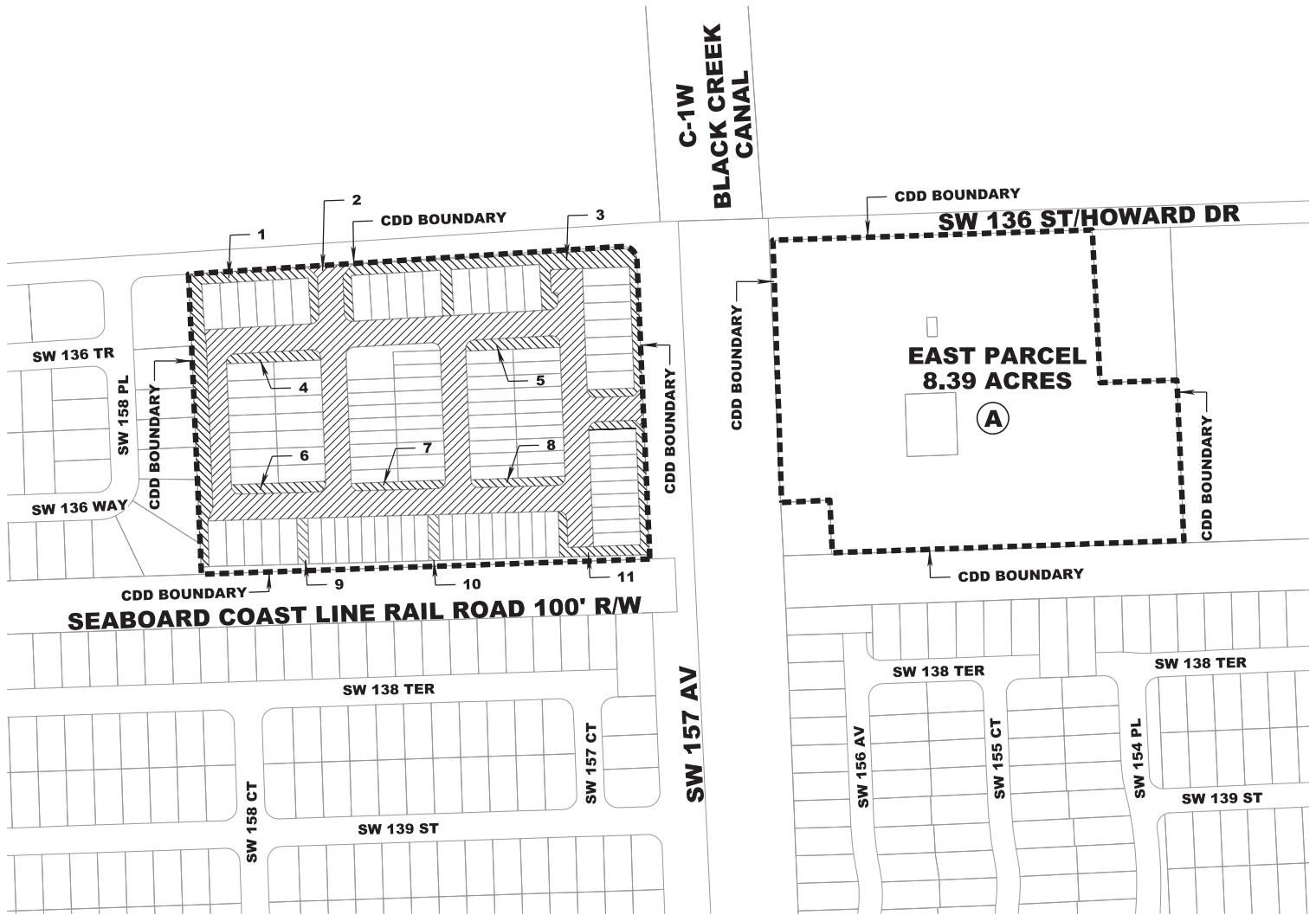
ALVAREZ ENGINEERS, INC.

**CENTURY PARK SOUTH CDD
LOCATION MAP**



0 500' 1500' 3000'





OWNERSHIP

- | | | | |
|--|--|--|---|
| <p>1 TRACT "H" (PB 176, PG 67)
FOLIO: 30-5920-012-1150
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS</p> | <p>4 TRACT "B" (PB 176, PG 67)
FOLIO: 30-5920-012-1090
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS</p> | <p>7 TRACT "F" (PB 176, PG 67)
FOLIO: 30-5920-012-1130
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS</p> | <p>10 TRACT "K" (PB 176, PG 67)
FOLIO: 30-5920-012-1180
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS</p> |
| <p>2 TRACT "A" (PB 176, PG 67)
FOLIO: 30-5920-012-1080
QCD ORB 34052 PG 1694
CATEGORY: INGRESS-EGRESS</p> | <p>5 TRACT "D" (PB 176, PG 67)
FOLIO: 30-5920-012-1110
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS</p> | <p>8 TRACT "E" (PB 176, PG 67)
FOLIO: 30-5920-012-1120
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS</p> | <p>11 TRACT "J" (PB 176, PG 67)
FOLIO: 30-5920-012-1170
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS</p> |
| <p>3 TRACT "I" (PB 176, PG 67)
FOLIO: 30-5920-012-1160
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS</p> | <p>6 TRACT "G" (PB 176, PG 67)
FOLIO: 30-5920-012-1140
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS</p> | <p>9 TRACT "L" (PB 176, PG 67)
FOLIO: 30-5920-012-1190
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS</p> | |

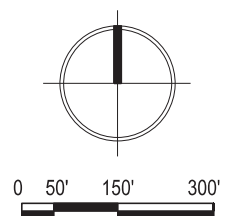
EASEMENTS

- A** FOLIO: 30-5921-034-0850
ESMT: ORB 33534 PG 3478
CATEGORY: DRAINAGE EASEMENT

ALVAREZ ENGINEERS, INC.

CENTURY PARK SOUTH CDD CDD LAND OWNERSHIP AND EASEMENTS

EXHIBIT 2



MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: July 12, 2024

RE: 2024 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2024 – 136, Laws of Florida (HB 7013). The legislation establishes a 12-year term limit for members of popularly elected bodies governing independent special districts, excluding terms starting before November 5, 2024, and excluding certain districts. Supervisors of Community Development Districts (CDDs) do not have term limits. The act provides that the boundaries of independent special districts may only be changed by general law or special act. The law revises criteria for declaring special districts inactive, to include those with no revenue, expenditures, or debt for five consecutive fiscal years, and extends the objection period for proposed inactive status declarations from 21 to 30 days. The law stipulates that a special district deemed inactive can only use funds to service outstanding debt and fulfill existing bond covenants and contractual obligations. Additionally, the law repeals section 163.3756, F.S., to align the regulations for Community Redevelopment Agencies (CRAs) with those applicable to other special districts. The bill repeals sections 165.0615 and 190.047, F.S., which allow independent special districts and CDDs, respectively, to convert to a municipality without legislative approval.

Performance Measures and Standards

The legislation also mandates special districts to establish goals, objectives, performance measures, and standards for each program and activity they undertake by October 1, 2024, or the end of their first full fiscal year, and to report annually on their achievements and performance. Furthermore, by December 1 of each subsequent year, each district must produce an annual report detailing the goals and objectives it has accomplished, the performance measures and standards used for evaluation, and any goals or objectives that were not met. The annual report must be published on the District's website.

For independent special fire control districts, the bill requires reporting on volunteer firefighter training by October 1 annually.

The legislation reduces the maximum ad valorem millage rate for mosquito control districts from 10 mills to one mill, allowing an increase to two mills via referendum, and requires submission of work plans and budgets to receive state funds. Lastly, the law prohibits the creation of new Neighborhood Improvement Districts (NIDs) after July 1, 2024, and mandates a performance review of existing NIDs by September 30, 2025.

The effective date of this act is July 1, 2024.

2. Chapter 2024 – 80, Laws of Florida (HB 433). The legislation prohibits political subdivisions from establishing, mandating, or requiring employers, including those contracting with political subdivisions, to meet heat exposure requirements not mandated by state or federal law. The law clarifies that it does not limit the authority of political subdivisions to establish heat exposure requirements¹ for their direct employees. Effective September 30, 2026, the law amends Florida’s wage and employment benefits law, prohibiting political subdivisions from controlling or affecting wages or employment benefits provided by vendors, contractors, service providers, or other parties through purchasing or contracting procedures. In addition the law prohibits using wages or employment benefits as evaluation factors or awarding preferences based on them. The law removes the ability of local governments to require a minimum wage for certain employees under contract terms and states that these revisions do not impair contracts entered into before September 30, 2026. Lastly, this act prohibits local governments from adopting or enforcing regulations on employee scheduling, including predictive scheduling, by private employers except as expressly authorized or required by state or federal law, rule, regulation, or federal grant requirements. Except as otherwise provided, the effective date of this act is July 1, 2024.

3. Chapter 2024 – 204, Laws of Florida (HB 149). The legislation raises the maximum limit for continuing contracts under the Consultants' Competitive Negotiation Act (CCNA) from an estimated per-project construction cost of \$4 million to \$7.5 million, with an annual adjustment based on the Consumer Price Index (CPI). Starting July 1, 2025, and annually thereafter, the Department of Management Services (DMS) is mandated to adjust the maximum allowable amount for each project in a continuing contract according to the change in the June-to-June CPI for All Urban Consumers, as issued by the Bureau of Labor Statistics. DMS is required to publish the adjusted amount on its website. The effective date of this act is July 1, 2024.

4. Chapter 2024 – 202, Laws of Florida (HB 59). The legislation amends section 720.303, F.S., requiring Homeowner Associations (HOAs) to provide a physical or digital copy of the HOA’s rules and covenants to all members by October 1, 2024. This requirement extends to all new members upon joining and includes providing updated copies whenever amendments to the rules or covenants occur. HOAs are authorized to set standards for the distribution method and timing for these documents. The law also stipulates that HOAs maintain certain official records, such as the HOA’s declaration of covenants and any amendments, within the state for at least seven years. These records must be accessible to parcel owners for inspection or copying, either physically or electronically. The effective date of this act is July 1, 2024

¹ A standard to control an employee’s exposure to heat or sun and mitigate its effects. This includes employee monitoring, water consumption, cooling measures, acclimation periods, informational notices, heat exposure programs, first-aid measures, protections for reporting heat exposure, and related reporting and recordkeeping.

5. Chapter 2024 – 221, Laws of Florida (HB 1203). The legislation establishes educational requirements for community association managers (CAMs) and HOA directors. By January 1, 2025, HOAs with 100 or more parcels must post certain official records on their website or application. It allows parcel owners to request a detailed accounting of any amounts owed to the HOA, and if not provided, the board forfeits any outstanding fine under specific conditions. The bill prohibits HOAs and their committees from imposing requirements on the interior of structures not visible from the frontage, adjacent property, common areas, or golf courses. The law also forbids the need for HOA or committee approval for central air-conditioning, heating, or ventilating systems if not visible from the frontage, adjacent property, common area, or golf course, and if they are similar to approved systems. Criminal penalties are introduced for HOA officers, directors, or managers accepting kickbacks. Additionally, HOAs cannot prevent homeowners from installing vegetable gardens and clotheslines in non-visible areas, and certain HOA election voting activities are classified as a first-degree misdemeanor. The effective date of this act is July 1, 2024.

6. Chapter 2024 – 44, Laws of Florida (HB 621). The legislation establishes section 82.036, F.S., creating a process for removing unauthorized persons (squatters) from residential property. Property owners or their authorized agents can file a verified complaint with the county sheriff, who, upon verifying the complainant's identity and ownership, must serve notice to the occupants to vacate immediately. The law grants immunity to the sheriff and property owner for any property loss or damage unless the removal is wrongful. It also establishes a civil cause of action for wrongful removal, allowing the wrongfully removed party to seek damages, court costs, and attorney fees. The effective date of this act is July 1, 2024.

7. Chapter 2024 – 147, Laws of Florida (SB 7020). The legislation amends section 1.01, F.S., the statute defining “registered mail,” to broaden the range of acceptable delivery services for meeting statutory registered mail requirements in the state. The new definition of “registered mail” now explicitly includes any delivery service by the U.S. Postal Service or a private delivery service that provides proof of mailing or shipping and proof of delivery, confirmed by a receipt signed by the addressee or a responsible person at the delivery address. Additionally, “return receipt requested” is defined to encompass delivery confirmation services by the U.S. Postal Service or private delivery services that offer similar proof of delivery. These amendments are remedial in nature and apply retroactively. The effective date of this act is May 6, 2024.

8. Chapter 2024 – 263, Laws of Florida (HB 321). This legislation specifies that any individual who intentionally releases, organizes the release of, or causes the release of balloons inflated with lighter-than-air gas commits an act of littering and is subject to corresponding penalties². However, children aged six or younger who engage in such activities are exempt from noncriminal littering infractions and associated penalties. The bill removes the exemption for balloons deemed biodegradable or photodegradable by Florida Fish and Wildlife Conservation rules. It also eliminates the provision allowing citizens to petition a circuit court to prevent the release of ten or more balloons. Additionally, the bill revises definitions in section 403.413, F.S., the Florida Litter Law, to include:

² The penalty for littering generally corresponds to the amount of litter discarded. ≤ 15 pounds or ≤ 27 cubic feet = Noncriminal infraction, punishable by a civil penalty of \$150. > 15 pounds but ≤ 500 pounds or > 27 cubic feet but ≤ 100 cubic feet = First-degree misdemeanor, punishable by up to one year in jail and a \$1,000 fine. > 500 pounds or > 100 cubic feet = Third-degree felony, punishable by up to five years’ imprisonment and a \$5,000 fine. It is the duty of all law enforcement officers to enforce Florida’s Litter Law.

- “Dump,” specifying that it encompasses the intentional release, organization of the release, or causation of the release of balloons.
- “Litter,” explicitly adding balloons to the definition.

The effective date of this act is July 1, 2024.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: August 9, 2024

RE: 2024 Legislative Update – Supplemental Information

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. Below is a summary of an additional law that was not included in the 2024 Legislative Update.

Chapter 2024 – 184, Laws of Florida (HB 7063). The legislation, among other things, amends section 787.06, F.S., to require nongovernmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services. Special districts, including community development districts, are defined as governmental entities under this statute. The effective date of this act is July 1, 2024.

For convenience, we have included a copy of the legislation referenced in this memorandum. In addition, attached is a form of the affidavit that nongovernmental entities will need to execute when entering, renewing, or extending a contract with a community development district or special district. We request that you include this supplemental memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel.

Enclosures (2)

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

In compliance with Section 787.06 (13), Florida Statutes, this attestation must be completed **by an officer or representative of a nongovernmental entity** that is executing, renewing, or extending a contract with _____ Community Development District (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.

2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, it will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.

3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

4. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

NONGOVERNMENTAL ENTITY: _____

NAME: _____

TITLE: _____

SIGNATURE: _____

DATE: _____, 20____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO (or affirmed) and subscribed before me by means of [] physical presence or []
online notarization, this _____ day of _____ 20____, by
_____ in his/her capacity as _____ for
_____ (name of Nongovernmental Entity).

NOTARY PUBLIC

Personally Known OR
Produced Identification

Type of Identification Produced