



**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 12, 2024
10:30 A.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
 Conference Room at Century Homebuilders Group, LLC
 1805 Ponce de Leon Boulevard, Unit #100
 Coral Gables, Florida 33134
REGULAR BOARD MEETING
 March 12, 2024
 10:30 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. November 14, 2023 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. District Counsel’s Update on the West Parcel Conveyances
- H. New Business
 - 1. Resolution No. 2024-01 – Approving a Proposed Budget for FY 2024/2025.....Page 6
 - 2. Ratify the Quit Claim Deed for West Parcel.....Page 14
 - 3. Ratify the Termination of Blanket Easement for the West Parcel.....Page 17
- I. Administrative & Operational Matters
 - 1. Financial Update.....Page 20
 - 2. District Counsel’s Memorandum Regarding Required Ethics Training and Financial Disclosure.....Page 24
- J. Board Member & Staff Closing Comments
- K. Additional Board Member/Staff Comments
- L. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared ROSANA SALGADO, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

10/30/2023

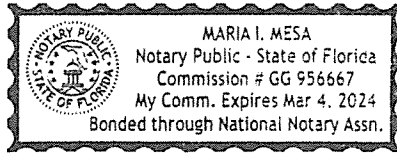
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

RS

Sworn to and subscribed before me this
30 day of OCTOBER, A.D. 2023

[Signature]

(SEAL)
ROSANA SALGADO personally known to me



**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
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 Century Homebuilders Group, LLC, located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134 at 10:30 a.m. on the following dates:

- November 14, 2023
- January 9, 2024
- March 12, 2024
- May 14, 2024
- September 10, 2024

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 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 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

10/30

23-29/0000691235M

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 14, 2023**

A. CALL TO ORDER

Mrs. Perez called the November 14, 2023, Regular Board Meeting of the Century Park South Community Development District (the “District”) to order at 10:45 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 23, 2023, and October 30, 2023, as legally required.

C. SEAT NEW BOARD MEMBERS AND CONFIRM INITIAL LANDOWNERS’ ELECTION RESULTS

Mrs. Perez restated the election results of the Landowners’ Meeting and recommended that the Board accept the results, as announced and recorded (by motion).

Mrs. Perez seated Pedro Hernandez to Seat No.1 with term ending 2027; Diana Manso to Seat No. 3 with term ending 2027; and Eleine Rojas to Seat No. 5 with term ending 2025, as the newly elected Board Members.

<p>A MOTION was made by Supervisor Hernandez, seconded by Supervisor Albo and unanimously passed accepting the November 14, 2023, Landowners’ Election results, as presented.</p>
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D. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Mrs. Perez, Notary Public in the State of Florida, administered the Oath of Office to Pedro Hernandez, Diana Manso and Eleine Rojas. The Supervisors were provided with the standard new Board Member package, which outlines the responsibilities and duties and contains all the appropriate forms to be completed and submitted. The 2022 Form 1 was provided (due to the Supervisor of Elections’ Office within 30 days), along with a copy of the Florida Commission on Ethics.

E. ESTABLISH A QUORUM

Mrs. Perez determined that a quorum had been established with the attendance of Vice Chairperson Sandra Albo and Supervisors Pedro Hernandez and Eleine Rojas 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.

F. ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles Armando Silva, Nancy Nguyen and herself regarding appointment to office and stated that nominations would be in order for Chairperson and Vice-Chair with the remaining three Supervisors being designated as Assistant Secretaries.

A brief discussion ensued and the following slate of officers was nominated:

- Chairperson – Diana Manso
- Vice Chairperson – Sandra Albo
- Assistant Secretary – Pedro Hernandez
- Assistant Secretary – Florence Laygre
- Assistant Secretary – Eleine Rojas
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Armando Silva and Nancy Nguyen (District Managers with Special District Services, Inc., in Mrs. Perez’s absence)

A **MOTION** was made by Supervisor Hernandez, seconded by Supervisor Albo and unanimously passed approving and electing the above indicated slate of officers, as presented.

G. CONFIRMATION OF INITIAL LANDOWNERS’ ELECTION RESULTS

Mrs. Perez noted that this action was previously addressed earlier during the meeting.

H. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

J. APPROVAL OF MINUTES

1. June 28, 2023, Public Hearing & Special Board Meeting

The June 23, 2023, Public Hearing & Special Board Meeting minutes were presented.

A **MOTION** was made by Supervisor Hernandez, seconded by Supervisor Rojas and passed unanimously approving the minutes of the June 28, 2023, Public Hearing & Special Board Meeting, as presented.

K. OLD BUSINESS

1. District Counsel’s Update on West Parcel Conveyances

Mr. George provided an update on the West Parcel conveyances process noting that District Counsel and the District Engineer had conferred on outstanding issues regarding a few documents that appeared as title exceptions, which reference oversizing credits and impact fee credits. It appears that the issues have been resolved and the West Parcel conveyance can be finalized shortly.

L. NEW BUSINESS

1. Consider Resolution No. 2023-06 – Adopting an Amended Fiscal Year 2022/2023 Budget

Mrs. Perez presented Resolution No. 2023-06, entitled:

RESOLUTION NO. 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2023. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Hernandez, seconded by Supervisor Albo and unanimously passed adopting Resolution No. 2023-06, adopting a Fiscal Year 2022/2023 Amended Budget.

M. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Update

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

2. District Counsel Update on 2023 Florida Legislative Session

Mr. George provided an overview of the 2023 Florida Legislative Session Memorandum presented in the meeting booklet.

3. District Counsel Update on 2023 Required Ethics Training

Mr. George provided an overview of the newly required ethics training presented in the meeting book and elaborated on the requirements, noting that his office would circulate information on applicable links sometime in January for the Board’s convenience.

4. Accept and Receive 2023 Annual Engineering Report

Mrs. Perez noted that this agenda item was added and provided a handout of the Annual Engineer’s Report for the Board’s review and records.

A **MOTION** was made by Supervisor Hernandez, seconded by Supervisor Rojas and unanimously passed accepting and receiving the District’s 2023 Annual Engineer’s Report, as presented.

5. Form 1 – Statement of Financial Interests

Mrs. Perez provided advised, pursuant to the Public Ethics State of Florida website, <http://public.ethics.state.fl.us/search.cfm> that all of the Board Members had complied with this requirement.

6. Consider Renewal Option with Grau & Associates

Mrs. Perez advised, during the November 10, 2020, Board meeting, the firm of Grau & Associates was selected to perform the 9-30-2020, 9-30-2021 and 9-30-2022 year end audits of the District with an option to perform the 9-30- 2023 and 9-30-2024 audits.

The fees for the 9-30-2020 audit were \$3,500. The fees for the 9-30-2021 audit were \$3,600 and the fees for the 9-30-2022 audit were \$3,700. The proposed fee for the 9-30-2023 audit is \$3,800, which is the budgeted amount for audit fees for fiscal year 2023/2024 and the proposed fee for the 9-30-2024 audit is \$3,900.

Management is pleased with the professionalism and competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the fiscal years ending 9-30-2023 and 9-30-2024 audits with Grau & Associates.

A **MOTION** was made by Supervisor Hernandez, seconded by Supervisor Rojas and unanimously passed approving the 2-year audit renewal option with Grau & Associates for the fiscal years ending 9-30-2023 and 9-30-2024; and approving the proposed fees for the 9-30-2023 audit in the amount of \$3,800, which is the budgeted amount for audit fees and the proposed fee for the 9-30-2024 audit which is \$3,900; and further authorizing District management to negotiate a lower cost if possible.

N. BOARD MEMBER/STAFF COMMENTS

Mrs. Perez noted that the next meeting was scheduled for January 9, 2024, which can be cancelled if needed because the proposed budget would come before the Board at the March 12, 2024, meeting.

O. ADJOURNMENT

There being no further business, the Regular Board Meeting was adjourned on a **MOTION** made by Supervisor Hernandez, seconded by Supervisor Albo at 10:55 a.m. and passed unanimously.

Secretary

Chairperson

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Century Park South Community Development District (the “District”) was recently established by Ordinance No. 19-82 approved by the Miami-Dade County Board of County Commissioners, Miami-Dade County, Florida, effective September 14, 2019; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (the “Board”) of the District the proposed operating fund budget for Fiscal Year 2024/2025; and

WHEREAS, the Board has considered the proposed operating fund budget and desires to set the required public hearing thereon.

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

1. The operating fund budget proposed by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. The public hearing on said approved operating fund budget is hereby declared and set for the following date, hour and location:

DATE: May 14, 2024

HOUR: 10:30 am

LOCATION: Century Homebuilders Group, LLC
1805 Ponce de Leon Boulevard, Unit #100 Meeting Room
Coral Gables, Florida 33134

3. The District Manager is hereby directed to submit a copy of the proposed budget to the Miami-Dade County at least sixty (60) days prior to the hearing set above.
4. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit the approved budget to the managers or administrators of the Miami-Dade County for posting on their website.

5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 12th day of March, 2024.

ATTEST:

**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Attachment: **Exhibit “A”** Fiscal Year 2024/2025 Budget

Century Park South
Community Development District

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
Administrative Assessments	78,201
Maintenance Assessments	47,622
Debt Assessments	255,996
Developer Contribution	0
Interest Income	480
TOTAL REVENUES	\$ 382,299
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	30,564
Legal	17,000
Assessment Roll	6,500
Audit Fees	3,900
Insurance	7,000
Legal Advertisements	2,200
Miscellaneous	900
Postage	275
Office Supplies	625
Dues & Subscriptions	175
Trustee Fees	4,050
Continuing Disclosure Fee	1,000
Website Management & ADA Compliance	1,500
Administrative Contingency	600
Total Administrative Expenditures	\$ 76,289
Maintenance Expenditures	
Engineering/Inspections	3,100
Miscellaneous Maintenance	7,665
Infrastructure Maintenance	10,000
Stormwater Management - West Parcel	10,000
Roadways - West Parcel	10,000
Sidewalks - West Parcel	4,000
Total Maintenance Expenditures	\$ 44,765
TOTAL EXPENDITURES	\$ 121,054
REVENUES LESS EXPENDITURES	\$ 261,245
Bond Payments	(240,636)
BALANCE	\$ 20,609
County Appraiser & Tax Collector Fee	(7,636)
Discounts For Early Payments	(15,273)
EXCESS/ (SHORTFALL)	\$ (2,300)
CARRYOVER FROM PRIOR YEAR	2,300
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	75,288	78,256	78,201	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	25,707	47,622	47,622	Expenditures/.94
Debt Assessments	255,997	255,996	255,996	Bond Payments/.94
Developer Contribution	6,177	0	0	
Interest Income	4,684	240	480	Interest Projected At \$40 Per Month
TOTAL REVENUES	\$ 367,853	\$ 382,114	\$ 382,299	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	28,812	29,676	30,564	CPI Adjustment (Capped At 3%)
Legal	16,157	17,000	17,000	No Change From 2023/2024 Budget
Assessment Roll	6,500	6,500	6,500	As Per Contract
Audit Fees	3,700	3,800	3,900	Accepted Amount For 2023/2024 Audit
Insurance	5,842	6,400	7,000	Fiscal Year 2023/2024 Expenditure Was \$6,280
Legal Advertisements	285	1,200	2,200	Costs Will Increase Due To Closing Of The Miami Business Review
Miscellaneous	289	1,000	900	\$100 Decrease From 2023/2024 Budget
Postage	249	225	275	\$50 Increase From 2023/2024 Budget
Office Supplies	229	675	625	\$50 Decrease From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fees	4,031	4,050	4,050	No Change From 2023/2024 Budget
Continuing Disclosure Fee	500	1,000	1,000	No Change From 2023/2024 Budget
Website Management & ADA Compliance	1,500	1,500	1,500	No Change From 2023/2024 Budget
Administrative Contingency	0	600	600	No Change From 2023/2024 Budget
Total Administrative Expenditures	\$ 68,269	\$ 73,801	\$ 76,289	
Maintenance Expenditures				
Engineering/Inspections	3,096	2,100	3,100	\$1,000 Increase From 2023/2024 Budget
Miscellaneous Maintenance	0	8,665	7,665	\$1,000 Decrease From 2023/2024 Budget
Infrastructure Maintenance	0	10,000	10,000	No Change From 2023/2024 Budget
Stormwater Management - West Parcel	0	10,000	10,000	No Change From 2023/2024 Budget
Roadways - West Parcel	0	10,000	10,000	No Change From 2023/2024 Budget
Sidewalks - West Parcel	0	4,000	4,000	No Change From 2023/2024 Budget
Total Maintenance Expenditures	\$ 3,096	\$ 44,765	\$ 44,765	
TOTAL EXPENDITURES	\$ 71,365	\$ 118,566	\$ 121,054	
REVENUES LESS EXPENDITURES	\$ 296,488	\$ 263,548	\$ 261,245	
Bond Payments	(243,727)	(240,636)	(240,636)	2025 Principal & Interest Payments
BALANCE	\$ 52,761	\$ 22,912	\$ 20,609	
County Appraiser & Tax Collector Fee	(3,430)	(7,637)	(7,636)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(13,656)	(15,275)	(15,273)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 35,675	\$ -	\$ (2,300)	
CARRYOVER FROM PRIOR YEAR	0	0	2,300	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 35,675	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
Interest Income	11,947	100	400	Projected Interest For 2024/2025
NAV Tax Collection	243,727	240,636	240,636	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 255,674	\$ 240,736	\$ 241,036	
EXPENDITURES				
Principal Payments	85,000	90,000	90,000	Principal Payments Due In 2025
Interest Payments	153,594	149,694	146,994	Interest Payments Due In 2025
Bond Redemption	0	1,042	4,042	Estimated Excess Debt Collections
Total Expenditures	\$ 238,594	\$ 240,736	\$ 241,036	
Excess/ (Shortfall)	\$ 17,080	\$ -	\$ -	

Series 2020 Bond Information

Original Par Amount =	\$4,505,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.00% - 4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2020		
Maturity Date =	May 2050		
Par Amount As Of 1/1/2024 =	\$3,995,000		

**Century Park South Community Development District
Assessment Comparison**

	Fiscal Year 2021/2022 Assessment <u>Before Discount*</u>	Fiscal Year 2022/2023 Assessment <u>Before Discount*</u>	Fiscal Year 2023/2024 Assessment <u>Before Discount*</u>	Fiscal Year 2024/2025 Projected Assessment <u>Before Discount*</u>
Administrative For Townhome Units	\$ 284.31	\$ 284.02	\$ 297.56	\$ 297.35
Maintenance For Townhome Units	\$ 97.76	\$ 97.76	\$ 84.00	\$ 84.00
West Parcel Maintenance For Townhome Units	\$ -	\$ -	\$ 238.63	\$ 238.63
<u>Debt For Townhome Units</u>	\$ <u>1,125.41</u>	\$ <u>1,125.41</u>	\$ <u>1,125.41</u>	\$ <u>1,125.41</u>
Total For Townhome Units	\$ 1,507.48	\$ 1,507.19	\$ 1,745.60	\$ 1,745.39
Administrative For Condominium Units	\$ 284.31	\$ 284.02	\$ 297.56	\$ 297.35
Maintenance For Condominium Units	\$ 97.76	\$ 97.76	\$ 84.00	\$ 84.00
<u>Debt For Condominium Units</u>	\$ <u>869.06</u>	\$ <u>869.06</u>	\$ <u>869.06</u>	\$ <u>869.06</u>
Total For Condominium Units	\$ 1,251.13	\$ 1,250.84	\$ 1,250.62	\$ 1,250.41

* Assessments Include the Following :

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

O&M Covenant = 360.00
360.00/.94 = 382.98

Covenant in effect for first three Fiscal Years
Of The District

Community Information:

Townhome Units (West Parcel)	107
<u>Condominium Units (East Parcel)</u>	<u>156</u>
Total Units	263

This Document Prepared by:
Eugenio Duarte, Esq.
Duarte Law Firm
999 Ponce de Leon Blvd.
Suite 735
Coral Gables, FL 33134

Record and Return To:
Gerald L. Knight, Esquire
Billing, Cochran, Lyles, Mauro, & Ramsey, P.A.
515 East Las Olas Boulevard, Sixth Floor
Fort Lauderdale, Florida 33301

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this 16 day of October 2023, by **Century Homebuilders Group, LLC**, a Florida limited liability company, with an address at 1805 Ponce de Leon Blvd., Suite 100, Coral Gables, FL 33134 ("**Grantor**"), to **Century Park South Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, with an address at c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 ("**Grantee**").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, the Grantor does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described real property located in Miami-Dade County, Florida (the "**Property**"), to wit:

See Exhibit "A" attached hereto

SUBJECT TO covenants, easements, and restrictions of record; matters of the plat; existing zoning and government regulations, but this reference shall not serve to reimpose same; and taxes for the current year.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, for the proper use, benefit and profit of the said Grantee forever. IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:

GRANTOR:

Century Homebuilders Group, LLC, a Florida limited liability company

[Signature]

Print Name

By: *[Signature]*

Print Name: Sergio Pino
Title: Manager

[Signature]

Sandra Maria Albo.
Print Name

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 16 day of October 2023, by Sergio Pino, as Manager of Century Homebuilders Group, LLC, a Florida limited liability company, [X] who is personally known to me or [] who produced _____ as identification, on behalf of the company.

[Signature]

Notary Public, State of Florida

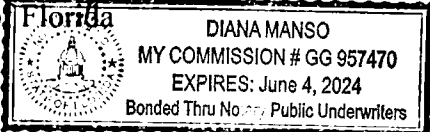


EXHIBIT "A"

Legal Description

Tracts A, B, D, E, F, G, H, I, J, K, and L, of CENTURY GARDENS SOUTH, according to the plat thereof as recorded in Plat Book 176, Page 67, Public Records of Miami-Dade County, Florida.

- Tract A Folio No. 30-5920-012-1080
- Tract B Folio No. 30-5920-012-1090
- Tract D Folio No. 30-5920-012-1110
- Tract E Folio No. 30-5920-012-1120
- Tract F Folio No. 30-5920-012-1130
- Tract G Folio No. 30-5920-012-1140
- Tract H Folio No. 30-5920-012-1150
- Tract I Folio No. 30-5920-012-1160
- Tract J Folio No. 30-5920-012-1170
- Tract K Folio No. 30-5920-012-1180
- Tract L Folio No. 30-5920-012-1190

This instrument prepared by
and after recording return to:

Michael J. Pawelczyk, Esq.
Billing, Cochran, Lyles,
Mauro & Ramsey, PA
515 East Las Olas Blvd, Suite 600
Fort Lauderdale, FL 33301

Property ID #: 30-5920-000-0060

TERMINATION OF GRANT OF BLANKET EASEMENT

This TERMINATION OF GRANT OF BLANKET EASEMENT (this "**Termination**") is made and entered into this 12th day of February, 2024, by **CENTURY HOMEBUILDERS GROUP, LLC**, a Florida limited liability company (hereinafter referred to as "**GRANTOR**") and **CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes (hereinafter referred to as ("**GRANTEE**").

RECITALS

- A. WHEREAS, on May 9, 2022, GRANTOR provided to GRANTEE that certain Grant of Blanket Easement recorded in Official Records Book 33185, Page 2643, of the Public Records of Miami-Dade County, Florida (which Easement shall be referred to in this Termination as the "**Easement**").
- B. WHEREAS, the Grantor and the Grantee desire by this instrument to terminate of record all of the terms, provisions and easement rights contained within the Easement as to the real property more fully described in the Easement.


NOW THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the County does hereby agree and acknowledge the following:

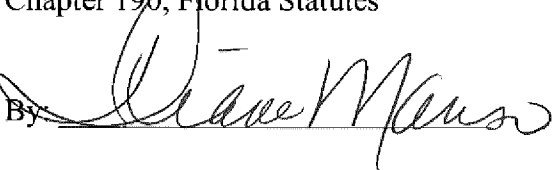
1. The above recitals are true and correct and are incorporated herein.
2. The Easement and all of the terms, provisions and easement rights contained therein are hereby terminated and deemed null and void and are of no further force and affect as to the real property described in the Easement.
3. This Termination shall be construed and enforced in accordance with the laws of the State of Florida and shall be binding upon the heirs, successors and assigns of the County.

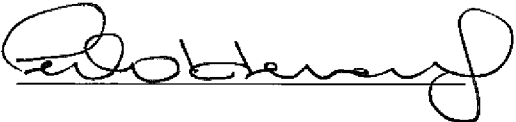
IN WITNESS WHEREOF, the Grantee has executed this Termination as of the date and year written below.

Signed, sealed, and delivered in the presence of:

CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes


Print Name: Florence Laygre
Address: 1805 Ponce de Leon Blvd 100
Coral Gables Florida 33134

By 
Name: Diana Manso

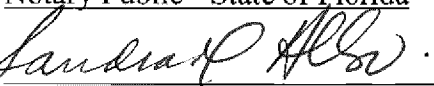

Print Name: Pedro Hernandez
Address: 1805 Ponce de Leon Blvd 100
Coral Gables, Florida 33134

Title: Chairperson
Date: February 12th, 2024

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization this 12th day of February, 2024, by Diana Manso as Chairperson of **CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, who is personally known to me or who has produced _____ as identification.



Notary Public - State of Florida

Sandra Maria Albo

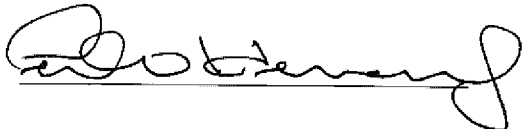
My Commission expires: 04/26/2024

IN WITNESS WHEREOF, the Grantor has executed this Termination as of the date and year written below.

WITNESSES:

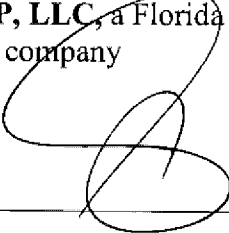


Print Name: Florence Laygre
Address: 1805 Ponce de Leon Blvd 100
Coral Gables, Florida 33134



Print Name: Pedro Hernandez
Address: 1805 Ponce de Leon Blvd 100
Coral Gables, Florida 33134

CENTURY HOMEBUILDERS GROUP, LLC, a Florida limited liability company

By: 

Name: Sergio Pino

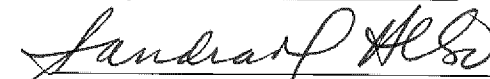
Title: Manager

Date: February 12, 2024

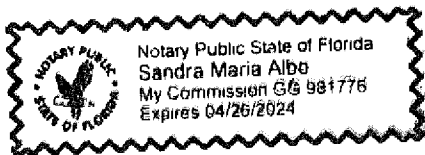
STATE OF FLORIDA)
)ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization this 12th day of February, 2024, by Sergio Pino, as Manager of **CENTURY HOMEBUILDERS GROUP, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a _____ as identification.

Notary Public - State of Florida



Sandra Maria Albo



My Commission expires: 04/26/2024

Century Park South
Community Development District

**Financial Report For
February 2024**

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

	Annual Budget 10/1/23 - 9/30/24	Actual Feb-24	Year To Date Actual 10/1/23 - 2/29/24
REVENUES			
Administrative Assessments	78,256	614	72,168
Maintenance Assessments	47,622	374	43,921
Debt Assessments	255,996	2,009	236,122
Interest Income	240	0	3,320
Total Revenues	\$ 382,114	\$ 2,997	\$ 355,531
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	29,676	2,473	12,365
Legal	17,000	0	2,870
Assessment Roll	6,500	0	0
Audit Fees	3,800	0	0
Insurance	6,400	0	6,280
Legal Advertisements	1,200	0	276
Miscellaneous	1,000	0	16
Postage	225	0	52
Office Supplies	675	6	140
Dues & Subscriptions	175	0	175
Trustee Fees	4,050	0	0
Continuing Disclosure Fee	1,000	0	0
Website Management & ADA Compliance	1,500	125	625
Administrative Contingency	600	0	0
Total Administrative Expenditures	\$ 73,801	\$ 2,604	\$ 22,799
Maintenance Expenditures			
Engineering/Inspections	2,100	65	432
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	\$ 65	\$ 432
TOTAL EXPENDITURES	\$ 118,566	\$ 2,669	\$ 23,231
REVENUES LESS EXPENDITURES	\$ 263,548	\$ 328	\$ 332,300
Bond Payments	(240,636)	(1,965)	(224,547)
BALANCE	\$ 22,912	\$ (1,637)	\$ 107,753
County Appraiser & Tax Collector Fee	(7,637)	(30)	(3,383)
Discounts For Early Payments	(15,275)	(35)	(13,883)
EXCESS/ (SHORTFALL)	\$ -	\$ (1,702)	\$ 90,487

Bank Balance As Of 2/29/24	\$ 201,170.09
Accounts Payable As Of 2/29/24	\$ 4,633.80
Accounts Receivable As Of 2/29/24	\$ -
Available Funds As Of 2/29/24	\$ 196,536.29

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

	Oct '23 - Feb 24	23/24 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	72,167.78	78,256.00	-6,088.22	92.22%
01-3200 · Maintenance Assessment	43,920.66	47,622.00	-3,701.34	92.23%
01-3810 · Debt Assessments	236,122.01	255,996.00	-19,873.99	92.24%
01-3820 · Debt Assess-Paid To Trustee	-224,546.80	-240,636.00	16,089.20	93.31%
01-3830 · Assessment Fees	-3,383.36	-7,637.00	4,253.64	44.3%
01-3831 · Assessment Discounts	-13,883.06	-15,275.00	1,391.94	90.89%
01-9410 · Interest Income (GF)	3,320.21	240.00	3,080.21	1,383.42%
Total Income	113,717.44	118,566.00	-4,848.56	95.91%
Expense				
01-1311 · Management Fees	12,365.00	29,676.00	-17,311.00	41.67%
01-1315 · Legal Fees	2,869.50	17,000.00	-14,130.50	16.88%
01-1318 · Assessment/Tax Roll	0.00	6,500.00	-6,500.00	0.0%
01-1320 · Audit Fees	0.00	3,800.00	-3,800.00	0.0%
01-1450 · Insurance	6,280.00	6,400.00	-120.00	98.13%
01-1480 · Legal Advertisements	275.54	1,200.00	-924.46	22.96%
01-1512 · Miscellaneous	16.38	1,000.00	-983.62	1.64%
01-1513 · Postage and Delivery	52.16	225.00	-172.84	23.18%
01-1514 · Office Supplies	140.00	675.00	-535.00	20.74%
01-1515 · Website management	625.00	1,500.00	-875.00	41.67%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	4,050.00	-4,050.00	0.0%
01-1743 · Continuing Disclosure Fee	0.00	1,000.00	-1,000.00	0.0%
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	432.00	2,100.00	-1,668.00	20.57%
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	23,230.58	118,566.00	-95,335.42	19.59%
Net Income	90,486.86	0.00	90,486.86	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									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
					\$352,210.45	\$ -	\$ (3,383.36)	\$ (13,883.06)	\$ 334,944.03	\$ 72,167.78	\$ 43,920.66	\$ 236,122.01	\$ 68,629.57	\$ 41,767.66	\$ 224,546.80	\$ 224,546.80

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 budgeted assessments before discounts and fees.
 \$358,962, \$73,561, \$44,765, and \$240,636 are 2023/2024 budgeted assessments after discounts and fees.

\$ 352,210.45	
\$ -	\$ 334,944.03
\$ (72,167.78)	\$ (41,767.66)
\$ (43,920.66)	\$ (68,629.57)
\$ -	\$ (224,546.80)
\$ (236,122.01)	\$ -
\$ -	\$ 0.00

MEMORANDUM

TO: District Manager

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

DATE: January 19, 2024

RE: Required Ethics Training and Financial Disclosure

Ethics Training

This memorandum serves as a reminder that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws.

Deadlines & Recordkeeping

The deadline to complete training for this calendar year is December 31, 2024. There is no requirement to submit proof that you have completed the training. However, the Florida Commission on Ethics recommends that Supervisors maintain a record of all completed trainings, including the date and time of completion. This documentation may be useful if Supervisors are ever required to provide evidence of training completion. The training is a calendar year requirement and corresponds to the form year. Therefore, Supervisors will report their 2024 training when filling out their Form 1 for the 2025 year.

Links to Online Training

[Public Meetings and Public Records Law \(2-Hour Audio Presentation\)](#). This presentation is audio only and is offered by the Office of the Attorney General. This presentation covers public records and Florida public records law. The presentation can be accessed for free. Completing this presentation will satisfy 2 of the 4 hours of required ethics training.

[State Ethics Laws for Constitutional Officers & Elected Municipal Officers](#). This training is presented by the Florida Commission on Ethics. The training is an overview of Florida's Ethics Code (Part III, Chapter 112, and Article II, Section 8, Florida Constitution) geared toward Constitutional Officers and Elected Municipal Officers. Topics covered include gifts, voting conflict, misuse of office, prohibited business relationships, conflicting employment relationships, revolving door, and Amendment 12. This presentation can be accessed for free. Completing this training will satisfy 2 of the 4 hours of required ethics training.

[State-Mandated Continuing Education in Ethics](#). This class is presented by the Florida League of Cities. The class covers Chapter 112 of Florida’s Ethics Code (2 Hours) and Florida Public Records and Public Meetings Law (2 Hours). To take this class, you must register for it, however there is no registration fee. Completing this class will meet your ethics training requirement.

[“4-Hour Ethics Course”](#). The “4-Hour Ethics Course” is available online and presented by the Florida Institute of Government. There are three sessions. Session 1 covers Florida’s Public Records Laws (1 hour), session 2 covers Florida Government in the Sunshine Law (1 hour), and session 3 covers Florida’s Ethics Laws (2 hours). The registration fee is \$79. Completing this entire course will meet your ethics training requirement.

[Sunshine Law, Public Records and Ethics for Public Officers and Public Employees 2023](#). This seminar is offered by the Florida Bar. This seminar covers sunshine law and public records; true stories of excess corruption in the ethics world; navigating Florida public records law, privacy, ethics and social media; complaints, misuse, anti-nepotism and voting; ethics during and after public service: conflicting contractual relationships & revolving door restrictions; gifts bribes, honoraria, and expenditures. The cost for this seminar is \$280. Completing this entire seminar will meet your ethics training requirement. Those Supervisors or Officers who are members of the Florida Bar may wish to purchase this option as Continuing Legal Education Credits can be earned.

We will notify you directly or through the District Manager’s office if and when other training opportunities become available.

Form 1 or Form 6

Section 8, Article II of the Florida Constitution requires constitutional officers and certain elected public officials to file a Form 6. In the last session, the legislature expanded the requirements to include *elected members of municipalities*. Independent special district officials remain exempt from the requirement to file a Form 6. Elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts (including community development districts) are required to file Form 1.

For this year’s filing requirement, a completed 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 the link at [Login - Electronic Financial Disclosure Management System \(floridaethics.gov\)](#). You will no longer be able to file your completed Form 1 through your local Supervisor of Elections office.

If you have any questions or need additional information about ethics training requirements or financial disclosure, please do not hesitate to contact our office.