



**KENDALL BREEZE WEST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
AUGUST 19, 2020  
7:00 P.M.**

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

[www.kendallbreezewestcdd.org](http://www.kendallbreezewestcdd.org)

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**AGENDA**  
**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**  
**REGULAR BOARD MEETING & PUBLIC HEARING**

August 19, 2020

7:00 p.m.

**JOIN BY VIDEO ACCESS: <https://us02web.zoom.us/j/84868816909>**

**Meeting ID: 848 6881 6909**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Election of Officers
  - Chairperson
  - Vice Chairperson
  - Secretary/Treasurer
  - Assistant Secretary
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
  - 1. May 20, 2020 Special Board Meeting.....Page 2
- H. Public Hearing
  - 1. Proof of Publication.....Page 8
  - 2. Receive Public Comments on Fiscal Year 2020/2021 Final Budget
  - 3. Consider Resolution No. 2020-03 - Adopting a Fiscal Year 2020/2021 Final Budget.....Page 9
- I. Old Business
  - 1. Update Regarding Reflective Paving Markings on 138<sup>th</sup> Avenue
- J. New Business
  - 1. Ratify District Manager Actions – Sidewalk Leveling Project.....Page 16
  - 2. Consider Resolution No. 2020-04 – Adopting a Fiscal Year 2020/2021 Meeting Schedule.....Page 22
  - 3. Discussion Regarding Natural Forest Community (NFC) Exotic Species Removal & Proposals.Page 24
- K. Administrative & Operational Matters
  - 1. Staff Report, as Required
- L. Board Member & Staff Closing Comments
- M. Adjourn

**NOTICE OF PUBLIC HEARING & REGULAR BOARD MEETING  
OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Kendall Breeze West Community Development District ("District") will hold a public hearing on August 19, 2020, at 7:00 p.m. in the Kendall Breeze West Community Clubhouse Meeting Room located at 11780 SW 138th Avenue, Miami, Florida 33186 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2020/2021. A regular board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the District's website ([www.kendallbreezewestcdd.org](http://www.kendallbreezewestcdd.org)) or at the offices of the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 during normal business hours.

It is anticipated that the public hearing and meeting will take place at the location provided above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-112, 20-114, and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so utilizing the following login information:

Join by URL for VIDEO ACCESS at: <https://us02web.zoom.us/j/84868816909>

Meeting ID: 848 6881 6909

Dial In Phone Number: 1 929 436 2866

Participants are strongly encouraged to submit questions and comments to the District Manager's Office at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) or by calling 786-453-0533 by August 11, 2020, at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 786-453-0533 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

District Manager

KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT

**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
MAY 20, 2020**

*Note: The Kendall Breeze West Community Development District (the “District”) Special Board Meeting was held via technological means as a result of the public health emergency that exists in the State of Florida as a consequence of the COVID-19 coronavirus, in light of the guidelines established by the Centers for Disease Control for the protection of all members of the community, and with the authority granted by Executive Orders issued by Governor Ron DeSantis, including Executive Order 20-69 (Emergency Management—COVID-19—Local Government Public Meetings) authorizing the use of communications technology, as provided in Section 120.54(5)(b)2, Florida Statutes.*

**A. CALL TO ORDER**

District Manager Nancy Nguyen called the May 20, 2020, Special Board Meeting of the Kendall Breeze West Community Development District to order at approximately 5:03 p.m. via technological means pursuant to Executive Orders 20-52, 20-69, 20-112, and 20-114 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, and May 8, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

**B. PROOF OF PUBLICATION**

Ms. Nguyen presented proof of publication that notice of the May 20, 2020, Special Board Meeting had been published in the *Miami Daily Business Review* on May 13, 2020, *as legally required*.

**C. ESTABLISH A QUORUM**

It was determined that the virtual attendance of Vice Chairperson Eduardo Sanchez and Supervisors Ahsaki Guilbeaux, Jessica Figueroa, and Marianna Antunez constituted a quorum and it was in order to proceed with the meeting.

Virtually attending Staff members were as follows: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in virtual attendance was Liana Cervino, Miami, Florida.

**D. CONSIDER RESIGNATION (WILMER GONZALEZ) & APPOINTMENT TO FILL VACANCY**

Ms. Nguyen stated that she was in possession of a resignation letter from Wilmer Gonzalez with an effective date of April 27, 2020, and it would be in order for the Board of Supervisors (the “Board”) to consider. A discussion ensued after which:

A **motion** was made by Ms. Figueroa, seconded by Ms. Antunez and unanimously passed to accept the resignation of Wilmer Gonzalez, effective April 27, 2020.

Ms. Nguyen stated that there was now a vacancy in Seat #4 and asked if there were any qualified persons from the public interested in serving on the Board of the District. Ms. Liana Cervino, who

was in virtual attendance at the meeting and was determined to be a qualified resident of the District, expressed her interest in serving on the Board.

A **motion** was made by Ms. Figueroa, seconded by Mr. Sanchez and unanimously passed appointing Ms. Cervino to the unexpired 4-year term of office in Seat #4 and such term of office will expire in November 2020.

**E. ADMINISTER OATH OF OFFICE & REVIEW NEW BOARD MEMBER DUTIES & RESPONSIBILITIES**

This item was deferred to a future in-person meeting.

**F. ELECTION OF OFFICERS**

Ms. Nguyen indicated, as a result of Wilmer Gonzalez' resignation, it would be in order to re-elect officers to the District Board. Ms. Figueroa nominated Ms. Antunez to serve as Chairperson of the Board. Ms. Guilbeaux nominated Mr. Sanchez to serve as Chairperson of the Board. A discussion ensued after which:

A **motion** was made by Ms. Guilbeaux, seconded by Ms. Figueroa and unanimously passed electing Eduardo Sanchez to serve as Chairperson of the District.

*NOTE: Due to technical difficulties, Ms. Wald began conducting the meeting.*

Ms. Figueroa nominated Ms. Antunez to serve as Vice Chairperson of the Board. The following names were also suggested for election:

- Chairperson – Eduardo Sanchez
- Vice Chairperson – Mariana Antunez
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Jessica Figueroa, Ahsaki Guilbeaux, Armando Silva and Gloria Perez

A discussion ensued after which:

A **motion** was made Ms. Figueroa, seconded by Mr. Sanchez and unanimously passed electing the above officers of the District, as listed above.

*NOTE: Ms. Nguyen re-established her connection and continued conducting the meeting.*

**G. ADDITIONS OR DELETIONS TO THE AGENDA**

Ms. Nguyen informed the Board that she would like to add the following item to the agenda:

- Administrative and Operational Matters Item #4: Approval of Agreement for Access to Certain Exempt Information

The Board acknowledged Ms. Nguyen's request.

**H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

**I. APPROVAL OF MINUTES**

**1. January 15, 2020, Regular Board Meeting**

The minutes of the January 15, 2020, Regular Board Meeting were presented and the Board was asked if they had any changes. There being no comments or changes to the minutes, a **motion** was made by Ms. Guilbeaux, seconded by Ms. Antunez and unanimously passed approving the minutes of the January 15, 2020, Regular Board Meeting, *as presented*.

**J. OLD BUSINESS**

**1. Update Regarding Reflective Paving Markings on 138<sup>th</sup> Avenue**

Ms. Nguyen stated that at the meeting of January 15, 2020, the Board authorized the installation of reflective paving markings on SW 138<sup>th</sup> Avenue at an amount not to exceed \$500. Ms. Nguyen noted that Alvarez Engineers, Inc, who serves as the District Engineer, advised that pavement striping should be installed when installing reflective paving markings.

Ms. Nguyen presented three (3) proposals, which included the following items:

- Thermoplastic traffic striping (210 LF)
- Reflective pavement markings
- Removal of damaged asphalt
- Disposal of removed material
- Supply and compact lime rock as needed
- Application of tack coat to promote the adhesion between prepared lime rock base and preceding asphalt surface
- Pave 765 SF of prepared areas in 31 locations
- Rolling and compaction of spread asphalt

Paving Striping Corp. \$4,573.62 (complete scope of work)

Southern Asphalt Engineering, Inc. \$1,285 (thermoplastic traffic markings)

Southern Asphalt Engineering, Inc. \$2,496.32 (remainder of work)

A discussion ensued, after which:

A **motion** was made by Ms. Figueroa, seconded by Mr. Sanchez and unanimously passed accepting the two (2) proposals received from Southern Asphalt Engineering, Inc. in the amounts of \$1,285 and \$2,496.32, for a total amount of \$3,781.32 for the complete scope of work outlined above; and further authorizing District Counsel to create a small project agreement.

**K. NEW BUSINESS**

**1. Discussion Regarding Painting of Fire Hydrants**

Ms. Nguyen advised that Miami-Dade County had been contacted several times to report the conditions of the twenty-one (21) fire hydrants throughout the District. District Staff requested quotes from several contractors for the painting of the fire hydrants and the amounts received ranged between \$1,200 and \$2,800.

The Board consensus was to continue reporting the conditions to Miami-Dade County. Updates on this matter will be given at a future meeting.

## **2. Discussion Regarding Speed Humps (SW 115<sup>th</sup> Lane and SW 116<sup>th</sup> Terrace)**

Ms. Nguyen advised that this item had been added at the request of Wilmer Gonzalez who had since resigned from the Board. The Board indicated that this item was addressed at a past meeting. The result of that discussion concluded that speed humps could not be installed on these streets due to distancing guidelines between speed humps and street signs. Ms. Nguyen indicated that she would research the meeting minutes and confirm if SW 115<sup>th</sup> Lane and SW 116<sup>th</sup> Terrace were the streets discussed during a past meeting.

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

Ms. Nguyen presented Resolution No. 2020-01, entitled:

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

Ms. Nguyen explained that the proposed 2020/2021 fiscal year budget included a fifteen (15) year project line item of \$13,333 in anticipation of the need to resurface the roadways in 2035 at a future replacement cost of approximately \$200,000, per the Board's request. Additionally, because of the proposed increase of assessments, the designated carryover line item used to balance the budget was lowered to \$0. Furthermore, Ms. Nguyen stated, as part of Resolution No. 2020-01, the Board must set a date for the public hearing to adopt the fiscal year 2020/2021 final budget and assessment roll.

Due to the hardship inflicted by the current COVID-19 pandemic, the Board consensus was to defer the 15-year roadway resurface project and not increase assessments. A discussion ensued after which:

A **motion** was made by Ms. Figueroa, seconded by Mr. Sanchez and unanimously passed to approve and adopt Resolution No. 2020-01, *as revised* (removed the fifteen year Roadway Resurfacing Project line item of \$13,333 and designated the appropriate carryover amount); setting the public hearing to adopt the fiscal year 2020/2021 final budget and assessment roll for August 19, 2020, at 7:00 p.m. in the Kendall Breeze West Community Clubhouse Meeting Room located at 11780 SW 138<sup>th</sup> Avenue, Miami, Florida 33186; and authorizes publication of the budget public hearing, *as required by law*.

## **L. ADMINISTRATIVE & OPERATIONAL MATTERS**

### **1. Consider Resolution No. 2020-02 – Authorizing Electronic Approvals & Check Signers**

Resolution No. 2020-02 was presented, entitled:

#### **RESOLUTION NO. 2020-02**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO**

**REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen advised that Wilmer Gonzalez was an authorized electronic approver and check signer for the District and it would be in order to designate a new District Official and re-elect authorized District Staff as electronic approvers and check signers. The following slate of names were suggested:

- Todd Wodraska
- Jason Pierman
- Patricia LasCasas
- Nancy Nguyen
- Eduardo Sanchez

A **motion** was made by Mr. Sanchez, seconded by Ms. Figueroa and unanimously passed to approve and adopt Resolution No. 2020-02, designating the authorized electronic approvers and check signers, as listed above.

**2. Qualifying Period Announcement: Noon, June 8, 2020 through Noon, June 12, 2020 – District Election in November 2020 for Seats 3, 4 & 5**

Ms. Nguyen advised that the 4-year terms of office for Seat #3 (Ahsaki Guilbeaux), Seat #4 (Liana Cervino) and Seat #5 (Jessica Figueroa) were expiring in November 2020. The qualifying period for election and/or re-election has been set for noon on June 8, 2020, through noon on June 12, 2020. As a result of Emergency Rule No. 1SER20-01, those candidates interested in running for election are now allowed to submit their qualifying documents in PDF format via email to [qualifyingdocuments@miamidade.gov](mailto:qualifyingdocuments@miamidade.gov) or in person or mail to the Miami-Dade County Supervisor of Elections' Office (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be 4-year terms through Election Day in November 2024.

**3. Statement of Financial Interests-Disclosure – 2019 Form 1 Filing Deadline: July 1, 2020**

Board Members were reminded of the importance of completing and mailing their individual 2019 Statement of Financial Interests Form 1 to the Supervisor of Elections within the County of residency. The deadline for submittal is July 1, 2020.

**4. ADD-ON – Approval of Agreement for Access to Certain Exempt Information**

Ms. Wald advised that Florida public records laws had recently been amended to clarify that certain information pertaining to an exempt individual home address is exempt from public records. She further explained that the new laws exempt parcel identification numbers from public records. Because the Miami-Dade County Property Appraiser (the "Property Appraiser") provides assessment roll information to the District, the Property Appraiser has asked the District to enter into this agreement stating that the District take full responsibility for protecting exempt information from the public.



A **motion** was made by Ms. Figueroa, seconded by Ms. Guilbeaux and unanimously passed approving the Agreement for Access to Certain Exempt Information between Miami-Dade County Property Appraiser and Kendall Breeze West Community Development District.

**M. BOARD MEMBER & STAFF CLOSING COMMENTS**

Ms. Nguyen reminded the Board that the Public Hearing to hear comments from the public on the 2020/2021 final budget was scheduled for August 19, 2020.

**N. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Figueroa, seconded by Ms. Guilbeaux and unanimously passed to adjourn the Special Board Meeting at approximately 5:50 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**NOTICE OF PUBLIC HEARING & REGULAR BOARD MEETING  
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Meetings may be cancelled from time to time without advertised notice.

District Manager

KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT

**RESOLUTION NO. 2020-03**

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

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT, THAT:**

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

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

**PASSED, ADOPTED and EFFECTIVE** this 19<sup>th</sup> day of August, 2020.

**ATTEST:**

**KENDALL BREEZE WEST  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Kendall Breeze West  
Community Development District

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

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- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

**FINAL BUDGET**  
**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2020/2021 BUDGET
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	66,353
MAINTENANCE ASSESSMENTS	24,344
DEBT ASSESSMENTS	115,166
INTEREST INCOME	180
<b>TOTAL REVENUES</b>	<b>\$ 206,043</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE &amp; OPERATIONS EXPENDITURES</b>	
ENGINEERING - ANNUAL REPORT & INSPECTIONS	1,200
STREET/ROADWAY & STORMWATER MAINTENANCE	13,200
ROADWAY RESURFACING PROJECT	0
SPECIAL PROJECTS	7,200
MISCELLANEOUS MAINTENANCE	5,000
MAINTENANCE CONTINGENCY	1,200
<b>TOTAL MAINTENANCE &amp; OPERATIONS EXPENDITURES</b>	<b>\$ 27,800</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
SUPERVISOR FEES	5,000
PAYROLL TAXES (EMPLOYER)	385
MANAGEMENT	30,120
SECRETARIAL & FIELD OPERATIONS	6,000
LEGAL	8,000
ASSESSMENT ROLL	7,500
AUDIT FEES	3,500
INSURANCE	6,200
LEGAL ADVERTISING	700
MISCELLANEOUS	1,400
POSTAGE	250
OFFICE SUPPLIES	425
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,100
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,200
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 77,305</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 105,105</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 100,938</b>
BOND PAYMENTS	(108,256)
<b>BALANCE</b>	<b>\$ (7,318)</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,117)
DISCOUNTS FOR EARLY PAYMENTS	(8,235)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (19,670)</b>
CARRYOVER FROM PRIOR YEAR	19,670
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
<b>REVENUES</b>				
ADMINISTRATIVE ASSESSMENTS	61,866	63,886	66,353	Expenditures Less Interest & 75% Of Carryover/.94
MAINTENANCE ASSESSMENTS	27,657	23,537	24,344	Expenditures Less 25% Of Carryover/.94
DEBT ASSESSMENTS	116,985	118,604	115,166	Bond Payments/.94
INTEREST INCOME	319	180	180	Estimated At \$15 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 206,827</b>	<b>\$ 206,207</b>	<b>\$ 206,043</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE &amp; OPERATIONS EXPENDITURES</b>				
ENGINEERING - ANNUAL REPORT & INSPECTIONS	1,200	1,200	1,200	No Change From 2019/2020 Budget
STREET/ROADWAY & STORMWATER MAINTENANCE	3,019	13,200	13,200	No Change From 2019/2020 Budget
ROADWAY RESURFACING PROJECT	0	0	0	14 Year Project (\$200,000) - To Commence In 2021/2022
SPECIAL PROJECTS	0	7,200	7,200	No Change From 2019/2020 Budget
MISCELLANEOUS MAINTENANCE	6,641	5,000	5,000	No Change From 2019/2020 Budget
MAINTENANCE CONTINGENCY	0	1,200	1,200	No Change From 2019/2020 Budget
<b>TOTAL MAINTENANCE &amp; OPERATIONS EXPENDITURES</b>	<b>\$ 10,860</b>	<b>\$ 27,800</b>	<b>\$ 27,800</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	2,200	5,000	5,000	No Change From 2019/2020 Budget
PAYROLL TAXES (EMPLOYER)	239	385	385	Supervisor Fees *7.65%
MANAGEMENT	28,908	29,448	30,120	CPI Adjustment
SECRETARIAL & FIELD OPERATIONS	5,600	6,000	6,000	No Change From 2019/2020 Budget
LEGAL	7,155	8,000	8,000	No Change From 2019/2020 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
AUDIT FEES	3,600	3,700	3,500	Accepted Amount For 2019/2020 Audit
INSURANCE	5,000	6,500	6,200	Insurance Estimate
LEGAL ADVERTISING	384	700	700	No Change From 2019/2020 Budget
MISCELLANEOUS	934	1,500	1,400	\$100 Decrease From 2019/2020 Budget
POSTAGE	99	250	250	No Change From 2019/2020 Budget
OFFICE SUPPLIES	242	450	425	\$25 Decrease From 2019/2020 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2019/2020 Budget
TRUSTEE FEES	4,089	4,100	4,100	No Change From 2019/2020 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2019/2020 Budget
WEBSITE MANAGEMENT	1,500	2,000	2,000	No Change From 2019/2020 Budget
ADMINISTRATIVE CONTINGENCY	0	1,200	1,200	No Change From 2019/2020 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 67,975</b>	<b>\$ 77,258</b>	<b>\$ 77,305</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 78,835</b>	<b>\$ 105,058</b>	<b>\$ 105,105</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 127,992</b>	<b>\$ 101,149</b>	<b>\$ 100,938</b>	
BOND PAYMENTS	(111,514)	(111,488)	(108,256)	2021 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 16,478</b>	<b>\$ (10,339)</b>	<b>\$ (7,318)</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,987)	(4,120)	(4,117)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(7,656)	(8,241)	(8,235)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 6,835</b>	<b>\$ (22,700)</b>	<b>\$ (19,670)</b>	
CARRYOVER FROM PRIOR YEAR	0	22,700	19,670	Carryover From Prior Year
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ 6,835</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2018/2019	2019/2020	2020/2021	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,899	200	200	Projected Interest For 2020/2021
NAV Tax Collection	111,514	111,488	108,256	2021 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 113,413</b>	<b>\$ 111,688</b>	<b>\$ 108,456</b>	
<b>EXPENDITURES</b>				
Principal Payments	55,000	50,000	50,000	Principal Payment Due In 2021
Interest Payments	65,947	61,688	58,456	Interest Payments Due In 2021
<b>Total Expenditures</b>	<b>\$ 120,947</b>	<b>\$ 111,688</b>	<b>\$ 108,456</b>	
<b>Excess / (Shortfall)</b>	<b>\$ (7,534)</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2004 Bond Information**

Original Par Amount =	\$1,580,000	Annual Principal Payments Due:	May 1st
Interest Rate =	5.875%	Annual Interest Payments Due:	May 1st & November 1st
Issue Date =	December 2004		
Maturity Date =	May 2034		



## Kendall Breeze West Community Development District Assessment Comparison

Lot Size		Fiscal Year 2017/2018	Fiscal Year 2018/2019	Fiscal Year 2019/2020	Fiscal Year 2020/2021
		Assessment Before Discount*	Assessment Before Discount*	Assessment Before Discount*	Assessment Before Discount*
30	Administrative	\$ 318.21	\$ 296.32	\$ 307.15	\$ 319.01
	Maintenance	\$ 124.67	\$ 132.97	\$ 113.16	\$ 117.04
	<u>Debt</u>	\$ 525.86	\$ 537.74	\$ 545.18	\$ 529.38
	Sub-Total For Lot Size 30	<b>\$ 968.74</b>	<b>\$ 967.03</b>	<b>\$ 965.49</b>	<b>\$ 965.43</b>
35	Administrative	\$ 318.21	\$ 296.32	\$ 307.15	\$ 319.01
	Maintenance	\$ 124.67	\$ 132.97	\$ 113.16	\$ 117.04
	<u>Debt</u>	\$ 598.65	\$ 612.17	\$ 620.64	\$ 602.65
	Sub-Total For Lot Size 35	<b>\$ 1,041.53</b>	<b>\$ 1,041.46</b>	<b>\$ 1,040.95</b>	<b>\$ 1,038.70</b>

\* Assessments Include the Following :

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

Community Information:

Thirty Foot Homes	139
<u>Thirty Five Foot Homes</u>	<u>69</u>
Total Units	208

**Arking Solutions Inc**

10550 NW 77TH CT, Suite 205  
Hialeah Gardens, FL 33029 US  
305-815-6388  
maria.caballero@arkingsolutions.com



**Estimate**

ADDRESS  
Julian Romero  
Kendall Breeze West  
12300 SW 125th Ct  
Miami, FL 33186

ESTIMATE 1010  
DATE 07/07/2020

ACTIVITY	AMOUNT
<b>Construction</b> Level out concrete pads of sidewalks. 100 pads to do	9,200.00
----- Selection of which pads to correct shall be determined by client. Leveling based on professional input; not to remove more than 1.5" in order to maintain slab integrity. All materials and labor included.	<b>TOTAL</b> <b>\$9,200.00</b>

Accepted By

Accepted Date



15-Jun-20

Kendall Breeze West  
 Julian Romero  
 11780 SW 138th Ave.  
 Miami, FL 33186  
 786-503-1633  
[jromero@sdsinc.org](mailto:jromero@sdsinc.org)

BN

Thank you for the opportunity to present the following sidewalk safety maintenance proposal. Florida Sidewalk Solutions (FSS) specializes in removing uneven trip hazards from sidewalks rendering them not only ADA compliant, but also virtually hazard free. For additional information please visit our website [www.floridasidewalksolutions.com](http://www.floridasidewalksolutions.com)

Kendall Breeze West Estimate Overview:

FSS Correctable Sidewalk Repairs	99
----------------------------------	----

Trip Hazard Removal Price Quote:

Repair Cost	\$10,408.20
Less 10% Discount for Quick Approval by July 15, 2020	\$1,040.82
Final Cost With Savings	\$9,367.38

Location Finder:

Attached please find the property GIS (geographical information system) map pinpointing each trip hazard location. This map can be opened using "Google Earth" and used as a guide to locate each of the 99 proposed trip hazards. FSS will provide a complete list of trip hazard locations upon project approval, at the client's request.

To view GIS on Google Earth, click on link to download free ap:

[www.google.com/earth](http://www.google.com/earth)

Cost Savings:

Based on the repairs needed, choosing FSS instead of replacing the sidewalk would result in a 75% savings.

Beyond Our Scope (Removal and Replacements):

Included in our list are zero sidewalks that are beyond our scope of work and in need of replacement. FSS does not replace sidewalks. Any area noted in our estimate for replacement are recommendations only and are the sole responsibility of the customer.

Please feel free to contact me directly with any questions.

Becky Navia

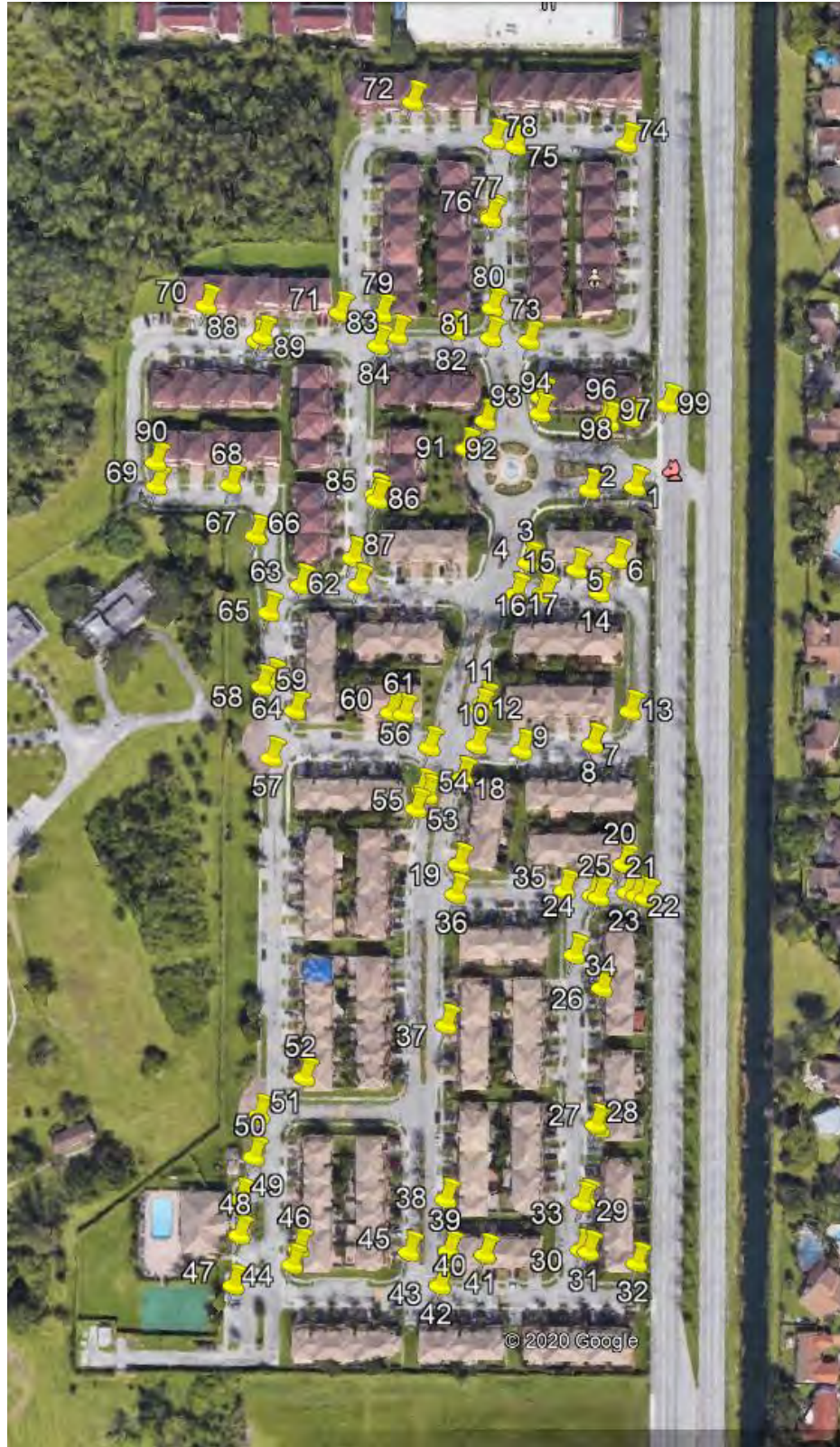
Florida Sidewalk Solutions

P: 305 607-4859

O: 954 514-7218

Becky@FloridaSidewalkSolutions.com

Survey Mapping:  
FSS uses the latest technology when surveying a community.



## OUR WORK

- ➡ Please note this survey in no way constitutes or guarantees the identification of every trip hazard on site. Therefore, the final determination of the work to be performed shall be the sole responsibility of the customer.
- ➡ Florida Sidewalk Solutions removes trip hazards from concrete sidewalks to assist communities in alleviating trip and fall liability, meeting the requirements of the Americans with Disabilities Act (ADA) and improving community assets. Our approach has been awarded 6 U.S. patents, one pending. We use a horizontal saw to repair trip hazards as small as 1/4 inch (as defined by the ADA) to as high as 2.0 inches. Communities and municipalities find that our proprietary services are more efficient and can save them thousands of dollars compared to the cost of conventional methods of trip hazard removal.
- ➡ U.S. Patent Numbers: 6,827,074, 6,896,604, 7,000,606, 7,143,760, 7,201,644, 7,402,095
- ➡ Florida Sidewalk Solutions does not grind or pulverize concrete. Grinders can cause crevices and pitting, resulting in further damage and deterioration to the concrete due to water retention in the low, uneven spots. **Grinders often leave partial hazards at the edges of a sidewalk panel, which means after you've paid for a repair, you are still left with a liability.**
- ➡ ALL jobs require a Florida Sidewalk Solutions signed Notice to Proceed / Contract for Patented – Saw Cutting Trip Hazard Removal in order to be scheduled. Any changes or additions are subject to contract document legal fees.
- ➡ Our work requires the use of generators therefore we cannot work in rainy conditions or with wet concrete.
- ➡ There is a minimum charge for our work.
- ➡ Florida Sidewalk Solutions does not remove or replace sidewalks. Sidewalks noted on the estimate as **replace** are sidewalks beyond the scope of our work and will not be repaired by Florida Sidewalk Solutions.
- ➡ To view an animated demo of our work please click here:  
<http://www.floridasidewalksolutions.com/animation/animation.html>

## LICENSE AND INSURANCE

- ➡ Town of Davie Occupational license: #41998
- ➡ Broward County Occupational license: #329-30464
- ➡ Miami-Dade County Occupational license: #607999-0
- ➡ Village of Royal Palm Beach Occupational license: #13-00012908
- ➡ Certificate of Competency: E0600786
- ➡ Federal Tax ID: #56-2520955
- ➡ Certificate of Liability includes: General Liability=\$2,000,000/General Aggregate=\$2,000,000 / Automobile=\$1,000,000/ **Worker's Comp=\$1,000,000**
- ➡ Please let us know in advance if you need to be listed as a *Certificate Holder* on our policy.  
*\*Copies of insurance, licenses, and references furnished upon request.*

**JCC SERVICES CORPORATION**  
6508 SW 33rd Street  
Miramar Florida 33023  
U.S.A

# Invoice

# 1031

Bill To  
**Kendall Breeze West**  
11780 SW 138th Ave.  
Miami  
33186 FL  
U.S.A

Invoice Date: 30 Jul 2020

#	Item & Description	Qty	Amount
1	Level uneven concrete slabs of sidewalks to meet ADA compliance measurements through the process of shaving and sawing.  - This job is taking into consideration the map pinpointing each trip hazard location sent by the client. - JCC Services Corporation does not remove or replace sidewalks. Service will be provided only in Sidewalks noted on the estimate. The replacement of sidewalks is beyond the scope of our work and will not be done by JCC Services Corporation. - Any changes or additions are subject to change orders that must be approved in advance. - All the job will be conducted under the documents required by client Kendall Breeze West: Certificate of Liability includes: General Liability=\$2,000,000/General Aggregate=\$2,000,000 / Worker's Comp=\$1,000,000	99	\$8,950.00
Sub Total			\$8,950.00
Discount			
<b>Total</b>			<b>\$8,950.00</b>

## Notes

JCC Services Corp, want to thank you for the opportunity to do the sidewalk maintenance job for your company. Please see attached direct deposit information requested:

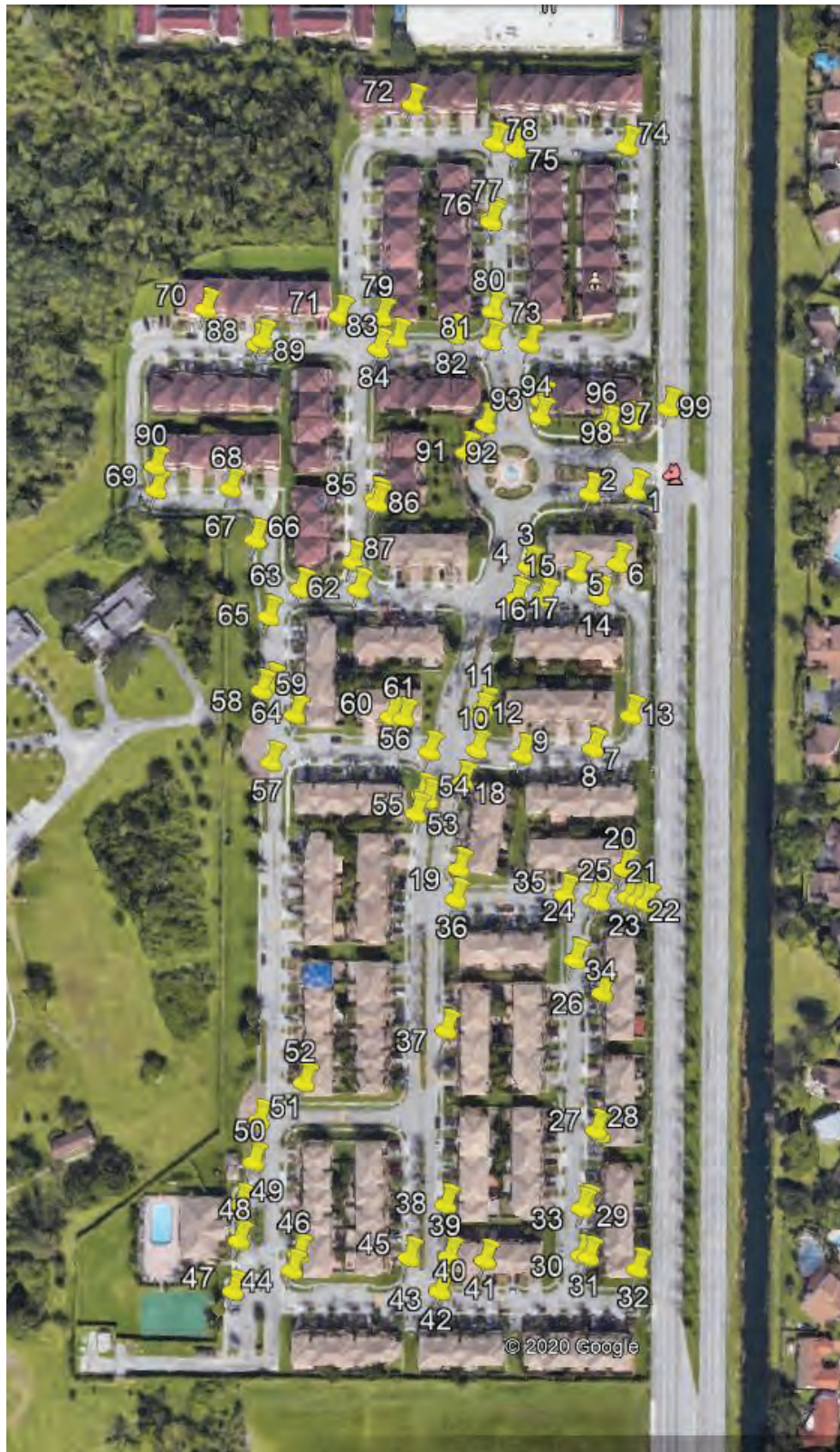
Bank: Bank United  
Routing number: 267090594  
Numero de cuenta: 9855148993  
Email:Juanca224.jc@gmail.com

Looking forward for future businesses.

Regards,

Juan Carlos Carabali





\* Map pinpointing each trip hazard location sent by the client.

**RESOLUTION NO. 2020-04**

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

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted the Board.

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

**PASSED, ADOPTED and EFFECTIVE** this 19<sup>th</sup> day of August, 2020.

**ATTEST:**

**KENDALL BREEZE WEST  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2020/2021 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors (the “Board”) of the **Kendall Breeze West Community Development District** (the “District”) will hold Regular Meetings in the Kendall Breeze West Community Clubhouse Meeting Room located at 11780 SW 138<sup>th</sup> Avenue, Miami, Florida 33186 at **7:00 p.m.** on the following dates:

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

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 305-777-0761 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 305-777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**

[www.kendallbreezewestcdd.org](http://www.kendallbreezewestcdd.org)

**PUBLISH: MIAMI DAILY BUSINESS REVIEW 10/05/20**

**DISCUSSION REGARDING NATURAL  
FOREST COMMUNITY (NFC) EXOTIC  
SPECIES REMOVAL & PROPOSALS**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**