



**KENDALL BREEZE WEST
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 17, 2023
7:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.kendallbreezewestcdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT
Community Clubhouse – Meeting Room
11780 SW 138th Avenue
Miami, Florida 33186
REGULAR BOARD MEETING & PUBLIC HEARING
May 17, 2023
7:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. March 15, 2023 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 9
 - 2. Receive Public Comments
 - 3. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 10
- H. Old Business
 - 1. Update Regarding Asphalt Repairs & Installation of Reflective Pavement Markings
 - 2. Update Regarding Sidewalk Slab Replacement (SW 137th Path & SW 116th Terrace)
 - 3. Update Regarding Additional Speed Humps (SW 115th Lane and SW 116th Terrace).....Page 17
 - 4. Update Regarding Stormwater System Cleaning
- I. New Business
 - 1. Consider Resolution No. 2023-04 – Adopting a Fiscal Year 2023/2024 Meeting Schedule.....Page 20
- J. Administrative & Operational Matters
 - 1. Statement of Financial Interests 2022 Form 1 – Filing Deadline: July 1, 2023
- K. Board Member & Staff Closing Comments
- L. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

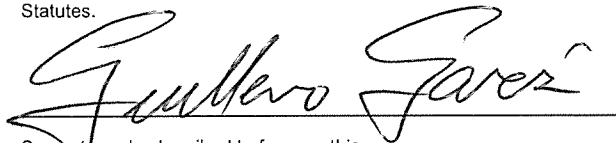
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

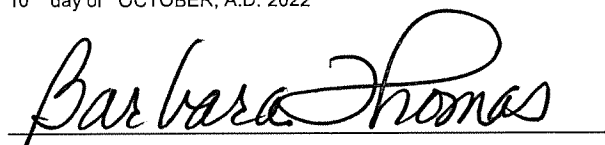
in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

10/10/2022

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

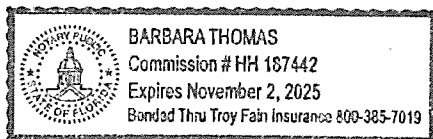


Sworn to and subscribed before me this
10 day of OCTOBER, A.D. 2022



(SEAL)

GUILLERMO GARCIA personally known to me



KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 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 138th Avenue, Miami, Florida 33186 at 7:00 p.m. on the following dates:

October 19, 2022
November 16, 2022
February 15, 2023
March 15, 2023
April 19, 2023
May 17, 2023
June 21, 2023
September 20, 2023

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 nnguyen@sdsinc.org 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 nnguyen@sdsinc.org 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

10/10

22-03/0000623953M

**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 15, 2023**

A. CALL TO ORDER

District Manager Nancy Nguyen called the March 15, 2023, Regular Board Meeting of the Kendall Breeze West Community Development District (the “District”) to order at approximately 7:11 p.m. in the Meeting Room at the Kendall Breeze West Community Clubhouse located at 11780 SW 138th Avenue, Miami, Florida 33186.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the March 15, 2023, Regular Board Meeting had been published in the *Miami Daily Business Review* on October 10, 2022, as part of the District’s fiscal year 2022/2023 meeting schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Eduardo Sanchez (who arrived at 7:36 p.m.), Vice Chairwoman Marianna Antunez and Supervisors Liana Cervino and Jessica Figueroa constituted a quorum and it was in order to proceed with the meeting.

Attending Staff were as follows: District Manager Nancy Nguyen and Field Operations Manager Ryan Quiroga of Special District Services, Inc.; and General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance was: Dena Sherman of Miami, Florida.

D. CONSIDER RESOLUTION NO. 2023-01 – DECLARING VACANCIES (SEAT 1 AND 2)

Ms. Nguyen presented Resolution No. 2023-01, entitled:

RESOLUTION NO. 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE KENDALL BREEZE WEST COMMUNITY
DEVELOPMENT DISTRICT DECLARING VACANCIES ON
THE BOARD OF SUPERVISORS PURSUANT TO SECTION
190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN
EFFECTIVE DATE.**

Ms. Nguyen provided an explanation for the document and advised that the 4-year terms of office for Seat 1 (currently held by Marianna Antunez) and Seat 2 (currently held by Eduardo Sanchez) expired in November 2022. She further explained that no elector had qualified for Seat 1 or Seat 2 to be filled in the General Election. Pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has

qualified as vacant and to appoint a qualified elector to fill each such vacancy within ninety (90) days of the second Tuesday following the General Election. Until such appointment, the incumbent board member in such seat shall remain in office.

A **motion** was made by Ms. Figueroa, seconded by Ms. Cervino and unanimously passed declaring Seats 1 and 2 as vacant effective November 22, 2022, and further authorizing incumbent Board Members in these seats to remain in office until the appointment of a qualified elector to such seats.

E. DISCUSSION REGARDING VACANCIES IN SEATS 1, 2, AND 3

Ms. Nguyen stated that vacancies had been declared in Seats 1 and 2 effective as of the second Tuesday of November (November 22, 2022) following the November General Election (November 8, 2022). Pursuant to Section 190.006(3)(b), Florida Statutes, incumbents (holdover Board Members) will serve no longer than ninety (90) days or until appointments to the vacancies have been made. A discussion ensued after which:

A **motion** was made by Ms. Figueroa, seconded by Ms. Cervino and unanimously passed appointing Marianna Antunez to Seat 1; and such terms of office will expire in November 2026.

A **motion** was made by Ms. Figueroa, seconded by Ms. Cervino and unanimously passed appointing Eduardo Sanchez to Seat 2; and such terms of office will expire in November 2026.

Ms. Nguyen reminded the Board that there is still a vacancy in Seat 3; and such term expires in November 2024.

F. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Ms. Antunez.

Ms. Nguyen stated that she would communicate with Mr. Sanchez to administer his Oath of Office.

NOTE: Ms. Nguyen administered Mr. Sanchez's Oath of Office during Item N.

G. ELECTION OF OFFICERS

As a result of the changes to the Board of the District, Ms. Nguyen recommended that re-election of the District's Officers take place. She provided the following slate of names for election:

- Chairman – Eduardo Sanchez
- Vice Chairwoman – Marianna Antunez
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Jessica Figueroa, Liana Cervina, Armando Silva and Gloria Perez

The Board requested that the elections be rotated. A discussion ensued, after which, Ms. Nguyen provided the following slate of names for election:

- Chairwoman – Liana Cervino

- Vice Chairwoman – Jessica Figueroa
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Eduardo Sanchez, Marianna Antunez, Armando Silva, and Gloria Perez

A **motion** was made by Ms. Antunez, seconded by Ms. Cervino and passed unanimously to *electing* the District’s Officers, as listed above.

H. ADDITIONS OR DELETIONS TO THE 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. October 19, 2022, Regular Board Meeting

Ms. Nguyen presented the minutes of the October 19, 2022, Regular Board Meeting and asked if there were any changes and/or corrections. Mr. George, requested a change on item K.5. Ms. Nguyen noted the request. There being no additional comments or changes, a **motion** was made by Ms. Figueroa, seconded by Ms. Cervino and passed unanimously approving the minutes of the October 19, 2022, Regular Board Meeting, *as amended*.

K. OLD BUSINESS

1. Discussion Regarding Pressure Cleaning of Sidewalks (2nd Application)

Ms. Nguyen stated that the sidewalk pressure cleaning second application of fiscal year 2022/2023 was scheduled for April 11th and the project should take approximately 2-3 days to complete.

2. Discussion Regarding Preservation Area Perimeter Invasive Vegetation Cleanup

Ms. Nguyen explained that the preservation area perimeter invasive vegetation cleanup, Phase 3, had been completed. She further explained that this was the last phase of the cleanup and the District would now only perform the monthly maintenance of the preservation area. Ms. Nguyen further explained that the District was using the \$12,000 in the Special Projects budget line for this vegetation cleanup project and that going forward the District could use the funds in that budget line for other projects, such as the resurfacing of the roads project.

NOTE: Ms. Dena Sherman, who was in attendance to discuss the additional speed humps, arrived at approximately 7:24 p.m.

The Board welcomed Ms. Sherman. Ms. Figueroa explained that there was a vacancy in Seat 3, which term expires in November 2024, and asked if Ms. Sherman would be interested in serving on the Board. Ms. Nguyen confirmed that Ms. Sherman was a qualified person. A discussion ensued, after which:

A **motion** was made by Ms. Figueroa, seconded by Ms. Antunez and unanimously passed appointing Dena Sherman to Seat 3; and such term of office will expire in November 2024.

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Ms. Sherman. Following the adjournment of today's meeting, Ms. Nguyen and Mr. George will review the duties and responsibilities as a Board Member with Ms. Sherman, providing emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2022 Form 1 must be completed and mailed to the Supervisor of Elections in the County of residency within thirty (30) days of appointment) and the Code of Ethics for Public Officials.

As a result of the changes to the Board of the District, Ms. Nguyen recommended that re-election of the District's Officers take place. She provided the following slate of names for election:

- Chairwoman – Liana Cervino
- Vice Chairwoman – Jessica Figueroa
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Eduardo Sanchez, Marianna Antunez, Dena Sherman, Armando Silva, and Gloria Perez

A **motion** was made by Ms. Figueroa, seconded by Ms. Antunez and passed unanimously to *electing* the District's Officers, as listed above.

L. NEW BUSINESS

1. Discussion Regarding Asphalt Repairs & Installation of Reflective Pavement Markings

Ms. Nguyen stated that an inspection of the roads throughout the community had been conducted. Ms. Nguyen presented the following three (3) proposals for the installation of eighty-four (84) yellow reflective pavement markings and asphalt patches for approximately 3,200 SQFT.

- LEGA Stripping and More, Inc.: \$9,745
- Southern Asphalt Engineering, Inc.: \$13,972.50
- GenCon Partners, Inc.: \$26,088

Ms. Nguyen advised that during the inspection it was noted that there were approximately 1,518 SQFT that require asphalt patchwork on areas owned by the Kendall Breeze West Homeowners' Association, Inc. (the "HOA"). Ms. Nguyen stated that she had provided the HOA Manager with this information and also provided her contacts for the 3 companies that the District requested proposals from. A discussion ensued, after which:

A **motion** was made by Ms. Figueroa, seconded by Ms. Cervino and unanimously passed accepting the proposal received from LEGA Stripping and More, Inc. in the amount of \$9,745 for the installation of 84 reflective pavement markings and asphalt patches for approximately 3,200 SQFT; and further authorizing District Counsel to create a small project agreement and further authorizing the District Manager to execute such agreement on behalf of the District.

2. Discussion Regarding Sidewalk Slab Replacement (SW 137th Path & SW 116th Terrace)

Ms. Nguyen stated that this item was added at the request of Mr. Sanchez. She further explained that there were four (4) cracked sidewalk slabs in the area near the intersection of SW 137th Path and SW 116th Terrace. Ms. Nguyen presented a proposal from LEGA Stripping and More, Inc. in the amount of \$2,700 for the replacement of the 4 sidewalk slabs. A discussion ensued, after which:

A **motion** was made by Ms. Figueroa, seconded by Ms. Cervino and unanimously passed accepting the proposal received from LEGA Stripping and More, Inc. in the amount of \$2,700 for the replacement of four (4) sidewalk slabs; and further authorizing District Counsel to create a small project agreement and further authorizing the District Manager to execute such agreement on behalf of the District.

Mr. George stated that he would combine the asphalt repair and sidewalk slab replacement agreements.

3. Discussion Regarding Additional Speed Humps (SW 115th Lane & SW 116th Terrace)

Ms. Nguyen explained that this agenda item was added at the request of Ms. Sherman, who expressed her concern about motorists speeding when traveling west from SW 137th Path on SW 115th Lane and SW 116th Terrace. Ms. Sherman noted that there were many children living in the homes on these roads and she was worried that someone might be injured. The Board agreed that they also had witnessed speeding on these roads and confirmed that there was a lot of pedestrian activity in the area. As a result, the Board requested that the District Engineer inspect the roads and provide recommendations on how to address the issue of speeding in the area. Ms. Nguyen acknowledged the Board's request.

4. Discussion Regarding Stormwater System Cleaning

Ms. Nguyen stated that an inspection of the District's stormwater system had been completed and presented a map depicting the results of the inspection. Ms. Nguyen explained that there were a total of nineteen (19) structures that require cleaning.

Ms. Nguyen presented three (3) proposals:

- Raptor Vac-Systems, Inc.: \$1,900
- AmeriClean Pumping, Inc.: \$2,375
- Pump Outs Unlimited, Inc.: \$5,275

Following a discussion, a **motion** was made by Ms. Figueroa, seconded by Mr. Sanchez and unanimously passed accepting the proposal received from Raptor Vac-Systems, Inc. in the amount of \$1,900 for the jetting of nineteen (19) stormwater system structures; and further authorizing District Counsel to create a small project agreement and further authorizing the District Manager to execute such agreement on behalf of the District.

5. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Proposed Budget

Ms. Nguyen presented Resolution No. 2023-02, entitled:

RESOLUTION NO. 2023-02

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 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title of the resolution into the record and explained that she would be keeping the Special Project budget line to collect additional funds for the roadway resurfacing project. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2023/2024, letters to the residents would not be required. Furthermore, Ms. Nguyen stated that as part of Resolution No. 2023-02, the Board must set a date for the public hearing to adopt the fiscal year 2023/2024 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Ms. Figueroa, seconded by Ms. Cervino and unanimously passed approving and adopting Resolution No. 2023-02, *as presented*, setting the public hearing to adopt the fiscal year 2023/2024 final budget and assessments for May 17, 2023, at 7:00 p.m. in the Meeting Room at the Kendall Breeze West Community Clubhouse located at 11780 SW 138th Avenue, Miami, Florida 33186; and further authorizing the publication/notice of the budget public hearing, as required by law.

6. Consider Engineering Updated Rates Request (Alvarez Engineers)

Ms. Nguyen presented a letter from Alvarez Engineers, the District Engineer, respectfully requesting the Board's consideration in updating the engineering hourly billing rates for engineering personnel. Ms. Nguyen noted that the current billing rates had been in effect since 2015 and that the proposed increased amount to approximately 10%. Ms. Nguyen also confirmed that the District's budget includes sufficient funds for the budget line and that the increase in billing rates would not affect the District's budget. As per Alvarez Engineers, the billing rates will be reviewed again after a period of five (5) years. A discussion ensued, after which:

A **motion** was made Ms. Figueroa, seconded by Ms. Cervino and unanimously passed accepting the updated billing rates proposed by Alvarez Engineers; and further authorizing District Counsel to prepare an Engineering Agreement and further authorizing the District Manager to execute such Engineering Agreement on behalf of the District.

7. Consider Adjustment to District Counsel Fee Structure

Ms. Nguyen presented a letter provided to her by Mr. George. Mr. George explained that District Counsel's firm, Billing, Cochran, Lyles, Mauro & Ramsey, P.A., had had the current fee structure in place since 2004. Mr. George further explained that although the firm was mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it had become necessary for the firm to adjust their hourly rates, effective April 1, 2023.

Ms. Nguyen confirmed that the District's budget included sufficient funds for the legal budget line, and that the increase in billing rates would not affect the District's budget.

A **motion** was made by Ms. Figueroa, seconded by Ms. Antunez and unanimously passed accepting the updated billing rates proposed by Billing, Cochran, Lyles, Mauro & Ramsey, P.A..

M. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

There was no staff report at this time.

N. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until May 17, 2023.

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Mr. Sanchez.

O. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Figueroa, seconded by Ms. Antunez and passed unanimously adjourning the Regular Board Meeting at approximately 8:06 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Miscellaneous Notices

Published in Miami Daily Business Review on April 27, 2023

Location Miami-Dade County, Florida

Notice Text

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

The Board of Supervisors (the "Board") of the Kendall Breeze West Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on May 17, 2023, at 7:00 p.m., or as soon thereafter as the meeting can be heard, in the Kendall Breeze West Community Clubhouse Meeting Room located at 11780 SW 138th Avenue, Miami, Florida 33186.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2023/2024 Proposed Final Budget and Non-Ad Valorem Assessment Roll of the District. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2700 ext. 2027 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Kendall Breeze West Community Development District

www.kendallbreezewestcdd.org

4/27 5/4 23-49/0000659155M

RESOLUTION NO. 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2023/2024 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 2023/2024 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 2023/2024 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 17th day of May, 2023.

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 2023/2024
October 1, 2023 - September 30, 2024**

CONTENTS

- 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 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	85,304
MAINTENANCE ASSESSMENTS	72,964
DEBT ASSESSMENTS	114,973
INTEREST INCOME	360
TOTAL REVENUES	\$ 273,601
EXPENDITURES	
MAINTENANCE & OPERATIONS EXPENDITURES	
ENGINEERING - ANNUAL REPORT & INSPECTIONS	2,000
STREET/ROADWAY & STORMWATER MAINTENANCE	18,400
PRESERVATION AREA MAINTENANCE	6,500
PRESSURE CLEANING	10,500
ROADWAY RESURFACING PROJECT	14,286
SPECIAL PROJECTS	10,700
MISCELLANEOUS MAINTENANCE	5,000
MAINTENANCE CONTINGENCY	1,200
TOTAL MAINTENANCE & OPERATIONS EXPENDITURES	\$ 68,586
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	5,000
PAYROLL TAXES (EMPLOYER)	383
MANAGEMENT	32,388
SECRETARIAL & FIELD OPERATIONS	6,000
LEGAL	8,500
ASSESSMENT ROLL	7,500
AUDIT FEES	3,800
INSURANCE	6,600
LEGAL ADVERTISING	700
MISCELLANEOUS	1,100
POSTAGE	250
OFFICE SUPPLIES	400
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,100
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,300
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 80,546
TOTAL EXPENDITURES	\$ 149,132
REVENUES LESS EXPENDITURES	\$ 124,469
BOND PAYMENTS	(108,075)
BALANCE	\$ 16,394
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,464)
DISCOUNTS FOR EARLY PAYMENTS	(10,930)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS / (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	82,667	84,395	85,304	Expenditures Less Interest & 75% Of Carryover/.94
MAINTENANCE ASSESSMENTS	73,497	73,496	72,964	Expenditures Less 25% Of Carryover/.94
DEBT ASSESSMENTS	117,390	115,471	114,973	Bond Payments/.94
INTEREST INCOME	160	180	360	Estimated At \$30 Per Month
TOTAL REVENUES	\$ 273,714	\$ 273,542	\$ 273,601	
EXPENDITURES				
MAINTENANCE & OPERATIONS EXPENDITURES				
ENGINEERING - ANNUAL REPORT & INSPECTIONS	1,575	1,200	2,000	\$800 Increase From 2022/2023 Budget
STREET/ROADWAY & STORMWATER MAINTENANCE	5,375	18,400	18,400	No Change From 2022/2023 Budget
PRESERVATION AREA MAINTENANCE	9,548	6,500	6,500	No Change From 2022/2023 Budget
PRESSURE CLEANING	10,001	10,500	10,500	No Change From 2022/2023 Budget
ROADWAY RESURFACING PROJECT	0	14,286	14,286	14 Year Project (2nd Year - Total Cost: \$200,000)
SPECIAL PROJECTS	0	12,000	10,700	\$1,300 Decrease From 2022/2023 Budget
MISCELLANEOUS MAINTENANCE	340	5,000	5,000	No Change From 2022/2023 Budget
MAINTENANCE CONTINGENCY	0	1,200	1,200	No Change From 2022/2023 Budget
TOTAL MAINTENANCE & OPERATIONS EXPENDITURES	\$ 26,839	\$ 69,086	\$ 68,586	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	1,800	6,000	5,000	Supervisor Fees
PAYROLL TAXES (EMPLOYER)	138	459	383	Supervisor Fees *7.65%
MANAGEMENT	30,540	31,452	32,388	CPI Adjustment (Capped At 3%)
SECRETARIAL & FIELD OPERATIONS	6,000	6,000	6,000	No Change From 2022/2023 Budget
LEGAL	7,218	8,000	8,500	\$500 Increase From 2022/2023 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
AUDIT FEES	3,600	3,700	3,800	Accepted Amount For 2022/2023 Audit
INSURANCE	5,706	6,200	6,600	Fiscal Year 2022/2023 Expenditure Was \$6,134
LEGAL ADVERTISING	368	700	700	No Change From 2022/2023 Budget
MISCELLANEOUS	935	1,100	1,100	No Change From 2022/2023 Budget
POSTAGE	130	275	250	\$25 Decrease From 2022/2023 Budget
OFFICE SUPPLIES	332	400	400	No Change From 2022/2023 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2022/2023 Budget
TRUSTEE FEES	4,089	4,100	4,100	No Change From 2022/2023 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2022/2023 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2022/2023 Budget
ADMINISTRATIVE CONTINGENCY	0	1,100	1,300	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 70,881	\$ 79,511	\$ 80,546	
TOTAL EXPENDITURES	\$ 97,720	\$ 148,597	\$ 149,132	
REVENUES LESS EXPENDITURES	\$ 175,994	\$ 124,945	\$ 124,469	
BOND PAYMENTS	(111,903)	(108,543)	(108,075)	2024 P & I Payments Less Earned Interest
BALANCE	\$ 64,091	\$ 16,402	\$ 16,394	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,634)	(5,467)	(5,464)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(10,143)	(10,935)	(10,930)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 51,314	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
NET EXCESS / (SHORTFALL)	\$ 51,314	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2021/2022	2022/2023	2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	231	10	100	Projected Interest For 2023/2024
NAV Tax Collection	111,903	108,543	108,075	2024 P & I Payments Less Earned Interest
Total Revenues	\$ 112,134	\$ 108,553	\$ 108,175	
EXPENDITURES				
Principal Payments	65,000	55,000	60,000	Principal Payment Due In 2024
Interest Payments	56,694	53,553	48,175	Interest Payments Due In 2024
Total Expenditures	\$ 121,694	\$ 108,553	\$ 108,175	
Excess / (Shortfall)	\$ (9,560)	\$ -	\$ -	

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		
Par Amount As Of 1/1/23 =	\$905,000		

Kendall Breeze West Community Development District Assessment Comparison

Lot Size		Fiscal Year 2020/2021 Assessment	Fiscal Year 2021/2022 Assessment	Fiscal Year 2022/2023 Assessment	Fiscal Year 2023/2024 Assessment
		Before Discount*	Before Discount*	Before Discount*	Before Discount*
30	Administrative	\$ 319.01	\$ 397.00	\$ 405.75	\$ 410.12
	Maintenance	\$ 117.04	\$ 353.35	\$ 353.35	\$ 350.79
	<u>Debt</u>	<u>\$ 529.38</u>	<u>\$ 539.60</u>	<u>\$ 530.78</u>	<u>\$ 528.50</u>
	Sub-Total For Lot Size 30	\$ 965.43	\$ 1,289.95	\$ 1,289.88	\$ 1,289.41
35	Administrative	\$ 319.01	\$ 397.00	\$ 405.75	\$ 410.12
	Maintenance	\$ 117.04	\$ 353.35	\$ 353.35	\$ 350.79
	<u>Debt</u>	<u>\$ 602.65</u>	<u>\$ 614.29</u>	<u>\$ 604.25</u>	<u>\$ 601.65</u>
	Sub-Total For Lot Size 35	\$ 1,038.70	\$ 1,364.64	\$ 1,363.35	\$ 1,362.56

* 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

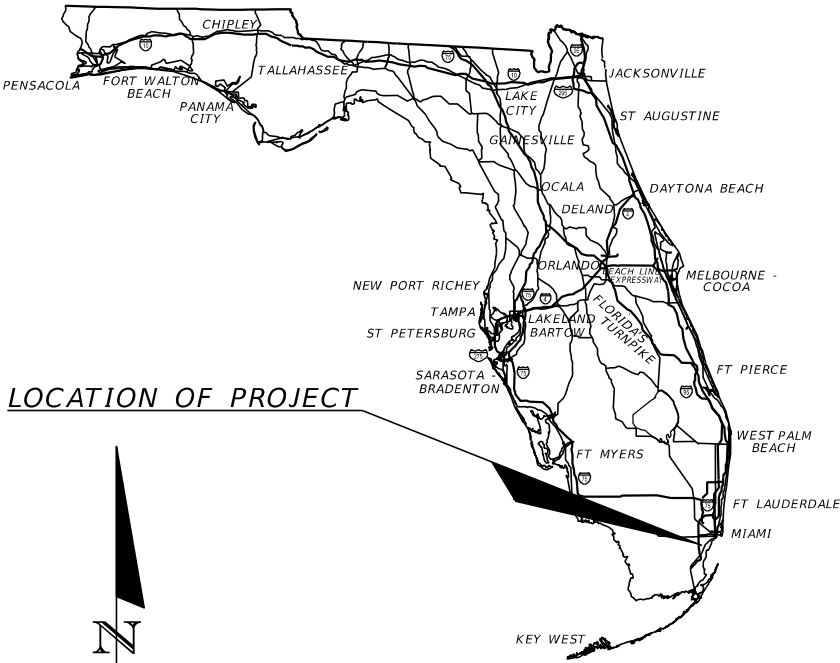
Thirty Five Foot Homes 69

Total Units 208

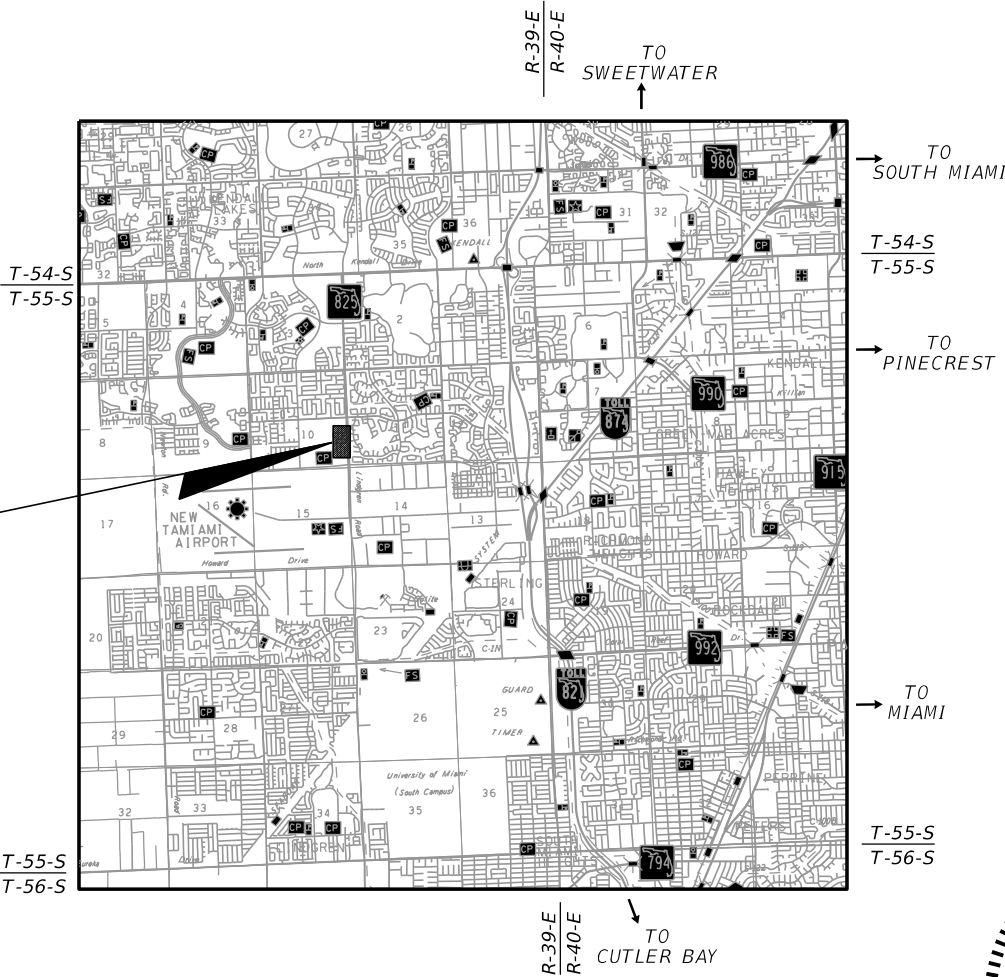
PLANS FOR PROPOSED
SPEED HUMPS
CENTURY BREEZE-KENDALL BREEZE WEST
COMMUNITY DEVELOPEMENT DISTRIC
CITY OF MIAMI
MIAMI-DADE COUNTY

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SPEED HUMP ROADWAY PLAN AND DETAILS



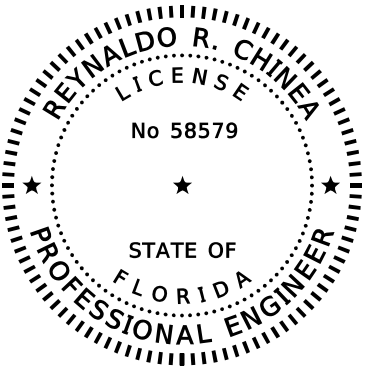
LOCATION OF PROJECT



PROJECT LOCATION
CENTURY BREEZE-
KENDALL BREEZE WEST CDD



ALVAREZ ENGINEERS, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538
8935 N.W. 35 Lane , Suite 101
Doral, Florida 33172



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
REYNALDO R. CHINEA, ON 05/11/2022.

PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

ROADWAY PLANS
ENGINEER OF RECORD:

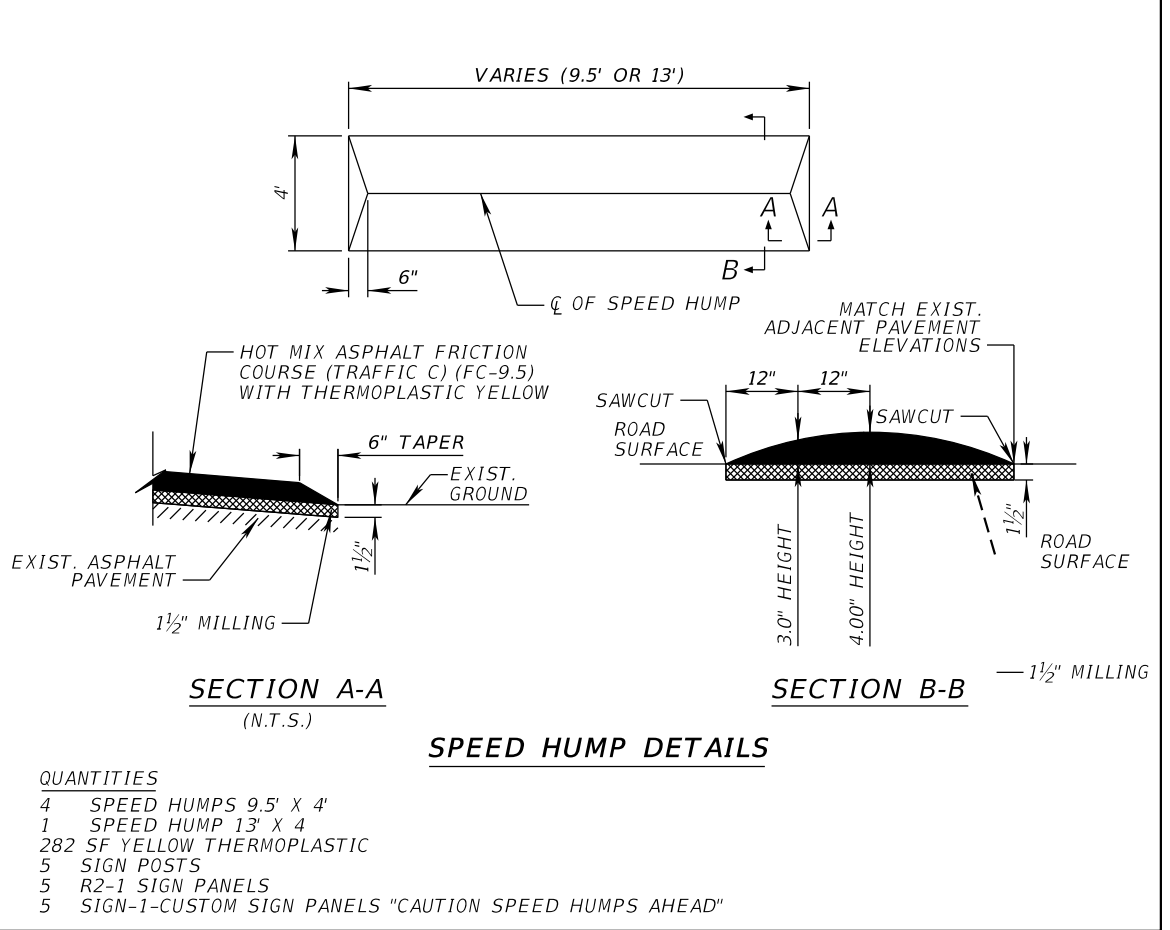
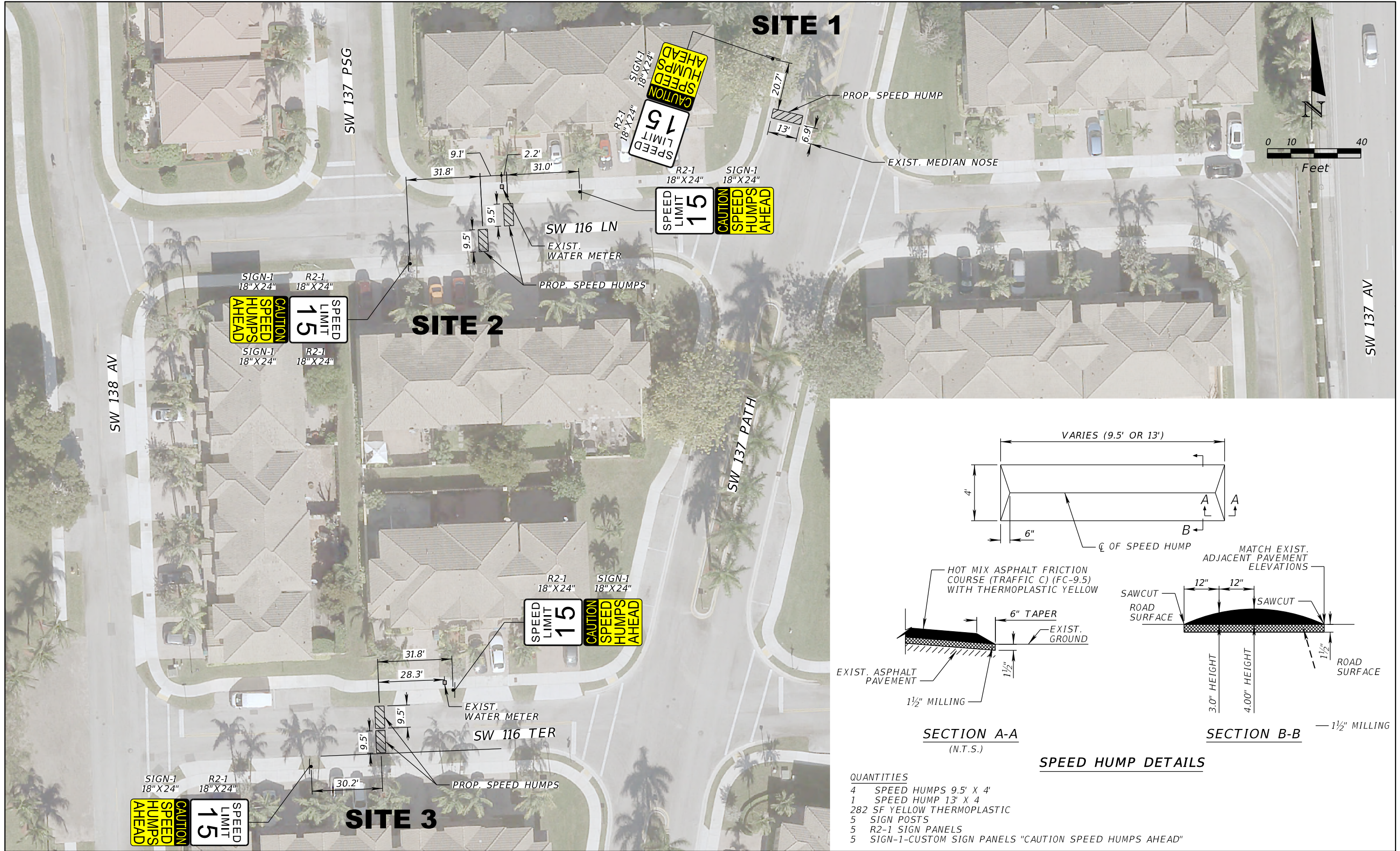
REYNALDO R. CHINEA
P.E. LICENSE NUMBER 58579
ALVAREZ ENGINEERS, INC.
8935 N.W. 35 LANE, SUITE 101
MIAMI, FLORIDA 33172
CERTIFICATE OF AUTHORIZATION 7538

GOVERNING DESIGN STANDARDS:

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS PARTS 1, 2 AND 3. THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS. THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AS AMENDED BY CONTRACT DOCUMENTS.



SHEET
NO.



REVISIONS				<div>Alvarez Engineers</div> <div>ALVAREZ ENGINEERS, INC. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Doral, Florida 33172</div>	CENTURY BREEZE-KENDALL BREEZE WEST CDD			<div>SPEED HUMP</div> <div>ROADWAY PLAN AND DETAILS</div> <div>Page 18 2</div>	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		YEAR	COUNTY	ROAD		
					2023	MIAMI-DADE	SW 137 PATH, SW 115 LN AND SW 116 TER		



LEGA Striping and More, Inc.

8896 NW 116th St
Hialeah Gardens, FL 33018
(305) 303-7450
legaperea@gmail.com

DATE: 05/02/2023

Change Order

Atte: Ryan Quiroga.

JOB ADDRESS: Kendall Breeze West CDD

**11780 SW 138th Ave,
Miami FL, 33186**

SCOPE OF WORK

- Install five (5) U channel post with break away and sign (SPEED HUMPS) (\$325 per unit) **Price: \$1,625**
- Install and paint five (5) new speed humps (\$450 per unit) **Price: \$2,250**
- Installation will adhere to the specifications outlined in the Plans for Proposed Speed Humps report provided by the client.

Total Amount: \$ 3,875.00

Accepted by:

Authorized Representative Signature

Date of Acceptance

Sincerely,

LEGA Striping and More, Inc

RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 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 2023/2024; 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 2023/2024 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 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted by the Board and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 17th day of May, 2023.

ATTEST:

**KENDALL BREEZE WEST
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 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 138th Avenue, Miami, Florida 33186 at **7:00 p.m.** on the following dates:

**October 18, 2023
November 15, 2023
February 21, 2024
March 20, 2024
April 17, 2024
May 15, 2024
June 19, 2024
September 18, 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 nnguyen@sdsinc.org 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 nnguyen@sdsinc.org 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.kendallbreezestcd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 10/09/23