



**BLUEWATERS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
&
PUBLIC HEARING
JUNE 11, 2018
6:15 P.M.**

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

www.bluewaterscdd.org
305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
Somerset Academy Silver Palms-Cafeteria Room
23255 S.W. 115th Avenue
Miami, Florida 33032
REGULAR BOARD MEETING & PUBLIC HEARING
June 11, 2018
6:15 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. April 9, 2018 Regular Board Meeting Minutes.....Page 2
- G. **Public Hearing**
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2018/2019 Final Budget
 - 3. Consider Resolution No. 2018-02 – Adopting a Fiscal Year 2018/2019 Final Budget.....Page 7
- H. Old Business
 - 1. Staff Report as Required
- I. New Business
 - 1. Update Regarding Debt Service (Principal & Interest) Payment May 1, 2018
 - 2. Consider Resolution No. 2018-03 – Adopting a Fiscal Year 2018/2019 Meeting Schedule.....Page 14
 - 3. Consider Resolution No. 2018-04 – Adopting Revised Mutual Aid Agreement.....Page 16
- J. Administrative & Operational Matters
 - 1. General Election – Qualifying Period – Noon June 18th Through Noon June 22nd
 - 2. Expiring Terms of Office in Seats 1 (Vacant), 2 (Burnett) & 5 (Matthews)
 - 3. Reminder - Statement of Financial Interests **2017 Form 1** – Submittal Deadline: July 2, 2018
- K. Board Member & Staff Closing Comments
- L. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, 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, 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

BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

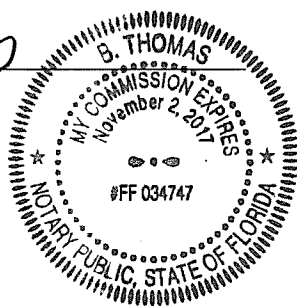
09/21/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
21 day of SEPTEMBER, A.D. 2017

(SEAL)

MARIA MESA personally known to me



BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Bluewaters Community Development District (the "District") will hold Regular Meetings in the Somerset Academy Silver Palms, Cafeteria Room, 23255 SW 115th Avenue, Miami, Florida 33032, at 6:15 p.m. on the following dates:

October 9, 2017
November 13, 2017
December 11, 2017
February 12, 2018
March 12, 2018
April 9, 2018
May 14, 2018
June 11, 2018
July 9, 2018
September 10, 2018

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.

BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT

www.bluewaterscdd.org
9/21

17-134/0000259552M

BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 9, 2018

A. CALL TO ORDER

District Manager Neil Kalin called the April 9, 2018, Regular Board Meeting of the Bluewaters Community Development District to order at 7:07 p.m. in the Cafeteria Room of Somerset Academy Silver Palms located at 23255 SW 115th Avenue, Miami, Florida 33032.

B. PROOF OF PUBLICATION

Mr. Kalin presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on September 21, 2017, as part of the District's Fiscal Year 2018/2019 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of Chairman Warren Matthews and Supervisors Lorna Burnett and Steven Lewis constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Neil Kalin of Special District Services, Inc.; District Counsel Vanessa Steinerts of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. February 12, 2018, Regular Board Meeting

Mr. Kalin presented the minutes of the February 12, 2018, Regular Board Meeting and asked if there were any corrections and/or revisions. There being none, a **motion** was made by Ms. Burnett, seconded by Mr. Matthews and passed unanimously approving the minutes of the February 12, 2018, Regular Board Meeting, *as presented*.

G. OLD BUSINESS

1. Discussion Regarding Parking Enforcement/Towing – Visit Accountability

Mr. Kalin advised that he had contacted Security Watch Group (“SWG”) to discuss a method to “track” enforcement/patrol visits within the District. SWG sends several photographs of each patrol visit to the District. District Staff, through an account website established by SWG specifically for the District, can access and view patrol visit

BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 9, 2018

photographs for designated/dated days. Mr. Kalin and other District Staff will monitor SWG and provide reports to the Board, as required.

2. Staff Report: As Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2018/2019 Proposed Budget

Mr. Kalin presented Resolution No. 2018-01, entitled:

RESOLUTION NO. 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM ASSESSMENTS FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin read the title of the resolution into the record and noted that the proposed fiscal year 2018/2019 budget had been balanced by using a \$250.00 carryover from the projected fund balance as of September 30, 2018. Mr. Kalin advised that since the overall proposed assessments were not increasing in the fiscal year 2018/2019, letters to property owners would not be required. In addition, Mr. Kalin stated that as part of Resolution No. 2018-01, the Board must set a date for the Public Hearing to adopt the fiscal year 2018/2019 final budget and assessments. A discussion ensued after which:

A **motion** was made by Mr. Lewis, seconded by Mr. Matthews and unanimously passed to approve and adopt Resolution No. 2018-01, *as presented*, setting the Public Hearing to adopt the fiscal year 2018/2019 final budget and assessment roll for June 11, 2018, at 6:15 p.m. in the Cafeteria Room located at the Somerset Academy Silver Palms, 23255 S.W. 115th Avenue, Miami, Florida 33032.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding Missing/Damaged Street Signage - Inventory

Mr. Kalin advised that District Staff had been in contact with Miami-Dade County over the past several months regarding missing and damaged street signage on County streets within the District. The County continues to repair and replace street signage within the District; however, a list of seven locations remain unfinished. District Staff will monitor the repairs and continue to communicate with the County to insure all street repairs/replacements within the District have been completed. There was no further Board action required on this matter at this time.

2. Discussion Regarding Coconut Palm Tree Trimming/Coconut Removal

BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 9, 2018

Mr. Kalin advised that Plant Brothers had successfully completed the removal of all coconuts from approximately 230 Coconut Palm trees throughout the District. As a result of the palm frond trimming and removal of coconuts, the lake tracts look much more manicured. Mr. Kalin recommended that the coconut and debris removal portion of the Aquatic Management Agreement be deleted, as this task is being performed by Plant Brothers the Lawn & Landscape Service Company. The Board agreed and acknowledged Mr. Kalin's recommendation.

3. November General Election – Candidate Qualifying Period Noon June 18 to Noon June 22

Mr. Kalin reminded the Board of the candidate qualifying period (Noon on Monday, June 18, 2018 through Noon on Friday, June 22, 2018) and stated that he would provide additional candidate qualifying information at the meeting scheduled for June 11, 2018.

4. Discussion Regarding Statement of Financial Interests – 2017 Form 1

Mr. Kalin advised that prior to the next meeting (June 11, 2018) they should receive in the mail their individual **2017 Form 1** (the "Form") and to complete the Form and mail to the Supervisor of Elections' office on or prior to July 2, 2018.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Kalin stated that unless an emergency were to arise, the next meeting would be held on June 11, 2018. Mr. Matthews suggested that Mr. Kalin contact the Townhome Section Property Manager to discuss the potential for a resident within the Townhome Section to become part of the Board of Supervisors of the District to fill Seat #1 that is currently vacant. Mr. Kalin will contact the property manager (First Service Residential) to discuss the matter. A report on the matter will be provided at an upcoming meeting.

Ms. Burnett asked about the status of the County Bus Shelter construction. Mr. Kalin informed Ms. Burnett that the anticipated installation of the Bus Shelter is set for some time in October of this year. Mr. Kalin will follow-up with the County on this matter.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Matthews, seconded by Ms. Burnett and unanimously passed to adjourn the Regular Board Meeting at 7:20 p.m.

BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 9, 2018

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

MIAMI DAILY BUSINESS REVIEW

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Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared KESHA BASSUE, 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, 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

NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT

in the XXXX Court,
was published in said newspaper in the issues of

05/22/2018 05/29/2018

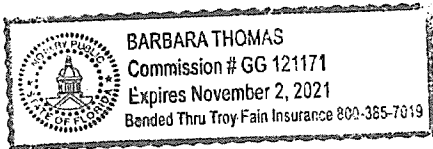
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Kesha Bassue

Sworn to and subscribed before me this
29 day of MAY, A.D./2018

Barbara Thomas

(SEAL)
KESHA BASSUE personally known to me



**NOTICE OF PUBLIC HEARING
AND REGULAR BOARD MEETING OF THE
BLUEWATERS COMMUNITY
DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Bluewaters Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 11, 2018, at 6:15 p.m., or as soon thereafter as can be heard, in the Cafeteria Room of Somerset Academy Silver Palms located at 23255 SW 115th Avenue, Miami, Florida 33032.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2018/2019 Proposed Final Budget. 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, 6825 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014, during normal business hours. 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. 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 Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors 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 (305) 777-0761 and/or toll free at 1-877-737-4822, 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.

Bluewaters Community Development District

www.bluewaterscdd.org
5/22/2018

18-370000319704M

RESOLUTION NO. 2018-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2018/2019 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bluewaters Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2018/2019 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 BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2018/2019 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 11th day of June, 2018.

ATTEST:

**BLUEWATERS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Bluewaters
Community Development District

**Final Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

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

FINAL BUDGET
BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

| | FISCAL YEAR 2018/2019 BUDGET |
|---|---|
| REVENUES | |
| ADMINISTRATIVE ASSESSMENTS | 84,224 |
| MAINTENANCE ASSESSMENTS | 114,468 |
| DEBT ASSESSMENTS | 419,947 |
| OTHER REVENUES | 0 |
| INTEREST INCOME | 360 |
| TOTAL REVENUES | \$ 618,999 |
| EXPENDITURES | |
| MAINTENANCE EXPENDITURES | |
| AQUATIC MAINTENANCE | 6,000 |
| WHITE FLY PEST CONTROL | 2,500 |
| LAWN & LANDSCAPE MAINTENANCE | 47,400 |
| IRRIGATION SYSTEM MAINTENANCE | 11,400 |
| ELECTRICITY FOR IRRIGATION SYSTEM & SIGNAGE | 3,000 |
| COMMUNITY SIGN UPKEEP/DECORATIONS | 3,900 |
| TOWING EXPENSES | 7,500 |
| MISCELLANEOUS SERVICES | 10,800 |
| FIELD OPERATIONS | 2,100 |
| ENGINEERING/INSPECTIONS/OTHER | 1,000 |
| MAINTENANCE CONTINGENCY | 12,000 |
| TOTAL MAINTENANCE EXPENDITURES | \$ 107,600 |
| ADMINISTRATIVE EXPENDITURES | |
| SUPERVISOR FEES | 2,000 |
| PAYROLL TAXES (EMPLOYER) | 153 |
| MANAGEMENT | 28,908 |
| SECRETARIAL | 4,200 |
| LEGAL | 12,000 |
| LEGAL/OTHER | 2,400 |
| ASSESSMENT ROLL | 6,000 |
| AUDIT FEES | 3,600 |
| ARBITRAGE REBATE FEE | 650 |
| INSURANCE | 7,500 |
| LEGAL ADVERTISING | 725 |
| MISCELLANEOUS | 2,820 |
| POSTAGE | 575 |
| OFFICE SUPPLIES | 725 |
| DUES & SUBSCRIPTIONS | 175 |
| TRUSTEE FEES | 4,500 |
| CONTINUING DISCLOSURE FEE | 350 |
| WEBSITE MANAGEMENT | 1,500 |
| ADMINISTRATIVE CONTINGENCY | 1,000 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 79,781 |
| TOTAL EXPENDITURES | \$ 187,381 |
| REVENUES LESS EXPENDITURES | \$ 431,618 |
| BOND PAYMENTS | (394,750) |
| BALANCE | \$ 36,868 |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (12,373) |
| DISCOUNTS FOR EARLY PAYMENTS | (24,745) |
| EXCESS/ (SHORTFALL) | \$ (250) |
| CARRYOVER FROM PRIOR YEAR | 250 |
| NET EXCESS/ (SHORTFALL) | \$ - |

DETAILED FINAL BUDGET
BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

| | FISCAL YEAR 2016/2017 ACTUAL | FISCAL YEAR 2017/2018 BUDGET | FISCAL YEAR 2018/2019 BUDGET | COMMENTS |
|---|------------------------------------|------------------------------------|------------------------------------|--|
| REVENUES | | | | |
| ADMINISTRATIVE ASSESSMENTS | 84,232 | 83,243 | 84,224 | Expenditures Less Interest & Carryover/.94 |
| MAINTENANCE ASSESSMENTS | 114,975 | 115,468 | 114,468 | Expenditures/.94 |
| DEBT ASSESSMENTS | 419,052 | 419,947 | 419,947 | Bond Payments/.94 |
| OTHER REVENUES | 0 | 0 | 0 | |
| INTEREST INCOME | 714 | 300 | 360 | Interest Projected At \$30 Per Month |
| TOTAL REVENUES | \$ 618,973 | \$ 618,958 | \$ 618,999 | |
| EXPENDITURES | | | | |
| MAINTENANCE EXPENDITURES | | | | |
| AQUATIC MAINTENANCE | 4,800 | 5,700 | 6,000 | \$300 Increase From 2017/2018 Budget |
| WHITE FLY PEST CONTROL | 250 | 2,500 | 2,500 | No Change From 2017/2018 Budget |
| LAWN & LANDSCAPE MAINTENANCE | 34,770 | 45,000 | 47,400 | \$2,400 Increase From 2017/2018 Budget |
| IRRIGATION SYSTEM MAINTENANCE | 1,154 | 9,900 | 11,400 | \$2,400 Increase From 2017/2018 Budget |
| ELECTRICITY FOR IRRIGATION SYSTEM & SIGNAGE | 404 | 3,000 | 3,000 | No Change From 2017/2018 Budget |
| COMMUNITY SIGN UPKEEP/DECORATIONS | 235 | 5,160 | 3,900 | \$1,260 Decrease From 2017/2018 Budget |
| TOWING EXPENSES | 0 | 200 | 7,500 | \$7,300 Increase From 2017/2018 Budget |
| MISCELLANEOUS SERVICES | 3,600 | 20,400 | 10,800 | \$9,600 Decrease From 2017/2018 Budget |
| FIELD OPERATIONS | 0 | 1,920 | 2,100 | \$180 Increase From 2017/2018 Budget |
| ENGINEERING/INSPECTIONS/OTHER | 850 | 2,000 | 1,000 | \$1,000 Decrease From 2017/2018 Budget |
| MAINTENANCE CONTINGENCY | 0 | 12,760 | 12,000 | \$760 Decrease From 2017/2018 Budget |
| TOTAL MAINTENANCE EXPENDITURES | \$ 46,063 | \$ 108,540 | \$ 107,600 | |
| ADMINISTRATIVE EXPENDITURES | | | | |
| SUPERVISOR FEES | 300 | 2,000 | 2,000 | No Change From 2017/2018 Budget |
| PAYROLL TAXES (EMPLOYER) | 23 | 153 | 153 | Supervisor Fees * 7.65% |
| MANAGEMENT | 27,744 | 28,320 | 28,908 | CPI Adjustment |
| SECRETARIAL | 5,400 | 4,200 | 4,200 | No Change From 2017/2018 Budget |
| LEGAL | 6,930 | 12,000 | 12,000 | No Change From 2017/2018 Budget |
| LEGAL/OTHER | 0 | 3,600 | 2,400 | \$1,200 Decrease From 2017/2018 Budget |
| ASSESSMENT ROLL | 6,000 | 6,000 | 6,000 | As Per Contract |
| AUDIT FEES | 3,500 | 3,600 | 3,600 | Accepted Amount For 2017/2018 Audit |
| ARBITRAGE REBATE FEE | 650 | 650 | 650 | No Change From 2017/2018 Budget |
| INSURANCE | 5,950 | 6,545 | 7,500 | Insurance Estimate |
| LEGAL ADVERTISING | 280 | 750 | 725 | \$25 Decrease From 2017/2018 Budget |
| MISCELLANEOUS | 1,083 | 2,705 | 2,820 | \$105 Increase From 2017/2018 Budget |
| POSTAGE | 124 | 600 | 575 | \$25 Decrease From 2017/2018 Budget |
| OFFICE SUPPLIES | 328 | 750 | 725 | \$25 Decrease From 2017/2018 Budget |
| DUES & SUBSCRIPTIONS | 175 | 175 | 175 | No Change From 2017/2018 Budget |
| TRUSTEE FEES | 4,500 | 4,500 | 4,500 | No Change From 2017/2018 Budget |
| CONTINUING DISCLOSURE FEE | 350 | 500 | 350 | \$150 Decrease From 2017/2018 Budget |
| WEBSITE MANAGEMENT | 1,500 | 1,500 | 1,500 | No Change From 2017/2018 Budget |
| ADMINISTRATIVE CONTINGENCY | 0 | 0 | 1,000 | Administrative Contingency |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 64,837 | \$ 78,548 | \$ 79,781 | |
| TOTAL EXPENDITURES | \$ 110,900 | \$ 187,088 | \$ 187,381 | |
| REVENUES LESS EXPENDITURES | \$ 508,073 | \$ 431,870 | \$ 431,618 | |
| BOND PAYMENTS | (399,100) | (394,750) | (394,750) | 2019 P & I Payments Less Interest |
| BALANCE | \$ 108,973 | \$ 37,120 | \$ 36,868 | |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (5,961) | (12,373) | (12,373) | Two Percent Of Total Assessment Roll |
| DISCOUNTS FOR EARLY PAYMENTS | (22,106) | (24,747) | (24,745) | Four Percent Of Total Assessment Roll |
| EXCESS/ (SHORTFALL) | \$ 80,906 | \$ - | \$ (250) | |
| CARRYOVER FROM PRIOR YEAR | 0 | 0 | 250 | Carryover From Prior Year |
| NET EXCESS/ (SHORTFALL) | \$ 80,906 | \$ - | \$ - | |

DETAILED FINAL DEBT SERVICE FUND BUDGET
BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

| | FISCAL YEAR 2016/2017 ACTUAL | FISCAL YEAR 2017/2018 BUDGET | FISCAL YEAR 2018/2019 BUDGET | COMMENTS |
|--------------------------------|------------------------------------|------------------------------------|------------------------------------|----------------------------------|
| REVENUES | | | | |
| Interest Income | 2,094 | 0 | 50 | Projected Interest For 2018/2019 |
| NAV Tax Collection | 399,100 | 394,750 | 394,750 | Maximum Debt Service Collection |
| Total Revenues | \$ 401,194 | \$ 394,750 | \$ 394,800 | |
| EXPENDITURES | | | | |
| Principal Payments | 190,000 | 190,000 | 200,000 | Principal Payment Due In 2019 |
| Interest Payments | 163,115 | 152,660 | 144,500 | Interest Payments Due In 2019 |
| Mandatory Principal Redemption | 45,000 | 52,090 | 50,300 | Mandatory Principal Redemption |
| Total Expenditures | \$ 398,115 | \$ 394,750 | \$ 394,800 | |
| Excess/ (Shortfall) | \$ 3,079 | \$ - | \$ - | |

Series 2014 Bond Refunding Information

| | | | |
|-----------------------------|-------------|---------------------------------|------------------------|
| Original Par Amount = | \$5,220,000 | Annual Principal Payments Due = | May 1st |
| Interest Rate = | 3.4% - 8.4% | Annual Interest Payments Due = | May 1st & November 1st |
| Issue Date = | August 2014 | | |
| Maturity Date = | May 2035 | | |
| Par Amount As Of 1-1-2018 = | \$4,540,000 | | |

Bluewaters Community Development District Assessment Comparison

| | Fiscal Year 2015/2016 Assessment Before Discount* | Fiscal Year 2016/2017 Assessment Before Discount* | Fiscal Year 2017/2018 Assessment Before Discount* | Fiscal Year 2018/2019 Projected Assessment Before Discount* |
|----------------|--|--|--|--|
| Administrative | \$ 160.51 | \$ 175.42 | \$ 174.88 | \$ 176.94 |
| Maintenance | \$ 258.10 | \$ 242.04 | \$ 242.58 | \$ 240.48 |
| <u>Debt</u> | <u>\$ 884.10</u> | <u>\$ 884.10</u> | <u>\$ 884.10</u> | <u>\$ 884.10</u> |
| Total | \$ 1,302.71 | \$ 1,301.56 | \$ 1,301.56 | \$ 1,301.52 |

* Assessments Include the Following :

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

Community Information:

| | |
|--------------------|----------|
| Total Units | 476 |
| <u>Prepayments</u> | <u>1</u> |
| Billed for Debt | 475 |

RESOLUTION NO. 2018-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2018/2019 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Bluewaters Community Development District ("District") to establish a regular meeting schedule for fiscal year 2018/2019; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2018/2019 which is attached hereto and made a part hereof as Exhibit "A".

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

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2018/2019 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 11th day of June, 2018.

ATTEST:

**BLUEWATERS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the **Bluewaters Community Development District** (the “District”) will hold Regular Meetings in the Somerset Academy Silver Palms, Cafeteria Room, 23255 SW 115th Avenue, Miami, Florida 33032, at **6:15 p.m.** on the following dates:

**October 8, 2018
December 10, 2018
February 11, 2019
March 11, 2019
April 8, 2019
May 13, 2019
June 10, 2019
July 8, 2019
September 9, 2019**

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.

BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT

www.bluewaterscdd.org

BLISH: MIAMI DAILY BUSINESS REVIEW XX/XX/18

RESOLUTION NO. 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS PINES COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE REVISED FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State Emergency Management Act, Chapter 252, *Florida Statutes*, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the Bluewaters Community Development District (the “District”) hereby approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Emergency Management requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 27P-19, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, THAT:

Section 1. The above recitals are hereby adopted.

Section 2. That execution of the attached revised Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.

PASSED, ADOPTED and EFFECTIVE this 11th day of June, 2018.

ATTEST:

**BLUEWATERS
COMMUNITY DEVELOPMENT DISTRICT,**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

STATEWIDE MUTUAL AID AGREEMENT

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**