



**BLUEWATERS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 14, 2022
6:15 P.M.**

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

www.bluewaterscdd.org
786.303.3661 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
February 14, 2022
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. November 8, 2021 Special Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Discussion Regarding Annual Landscape Maintenance Proposals.....Page 5
 - 2. Discussion Regarding Coconut Palm Trimming Proposals (to be provided at meeting)
 - 3. Discussion Regarding Raised Sidewalk Repairs – Townhomes Section
 - 4. Discussion Regarding Stormwater Management System Cleaning – Townhomes Section
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. 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:

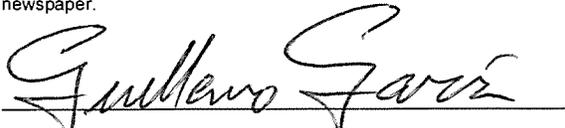
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County,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

BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

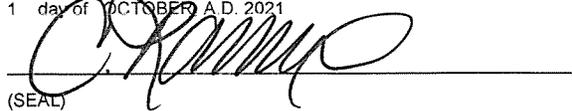
in the XXXX Court,
was published in said newspaper in the issues of

10/01/2021

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
1 day of OCTOBER A.D. 2021



(SEAL)
GUILLERMO GARCIA personally known to me



BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 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 11, 2021
December 13, 2021
February 14, 2022
March 14, 2022
April 11, 2022
May 9, 2022
June 13, 2022
September 12, 2022

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 agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 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
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21-40/0000553806M

**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
NOVEMBER 8, 2021**

A. CALL TO ORDER

District Manager Armando Silva called the November 8, 2021, Special Board Meeting of the Bluewaters Community Development District (the “District”) to order at 6:16 p.m. at the Somerset Academy Silver Palms Cafeteria Room located at 23255 SW 115th Avenue, Miami, Florida 33032.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Special Board Meeting had been published in the *Miami Daily Business Review* on October 27, 2021, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairman Warren Matthews, Vice Chairperson Lorna Burnett and Supervisor Rodney Mejia constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Silva requested to have the following item added to the agenda for discussion:

- Administrative and Operational Matters: Discussion Regarding Lake Maintenance Provider (Aquagenix)

The Board acknowledged Mr. Silva’s request.

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. November 8, 2021 - Regular Board Meeting and Public Hearing

Mr. Silva presented the minutes of the November 8, 2021, Regular Board Meeting and Public Hearing and asked if there were any corrections and/or revisions. There being no changes, a **motion** was made by Mr. Mejia, seconded by Mr. Matthews and passed unanimously approving the minutes of the November 8, 2021, Regular Board Meeting and Public Hearing, *as presented*.

2. March 8, 2021 – Regular Board Meeting - Amended Minutes

Mr. Silva presented the minutes of the March 8, 2021, Regular Board Meeting and stated that these minutes had been previously approved by the Board, but administrative staff caught a typo under agenda item “F. Additions or Deletions”; paragraph 2; line 2, which needed to be revised. There being no

additional changes, a **motion** was made by Mr. Mejia, seconded by Mr. Matthews and passed unanimously approving the minutes of the March 8, 2021, Regular Board Meeting, *as amended*.

G. OLD BUSINESS

1. Discussion Regarding Refinancing of Special Assessment Refunding Bonds, Series 2014

This item was **TABLED** for some time in the future.

H. NEW BUSINESS

1. Consider Resolution No. 2021-07 – Adopting a FY 2020/2021 Amended Budget

Mr. Silva presented Resolution No. 2021-07, entitled:

RESOLUTION NO. 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and indicated that there was a positive Operating Fund Balance at the end of the Fiscal Year 2020/2021. He noted that this resolution would close out the Fiscal Year 2020/2021 and that the District had come in under budget for both Administrative and Maintenance Expenditures.

A **motion** was made by Mr. Mejia, seconded by Mr. Matthews and unanimously passed to approve and adopt Resolution No. 2021-07, *as presented*, thereby approving the Amended Final 2020/2021 Fiscal Year Budget.

2. Discussion Regarding Landscape Maintenance Agreement

Mr. Silva advised that over a few months District Staff and Mr. Matthews had met with the landscape maintenance provider in the hopes of addressing landscape maintenance deficiencies that were evident during the field staff inspections, but some of the deficiencies still remain (i.e., hedge trimming services are not being provided). A discussion ensued after which the Board requested that Mr. Silva obtain proposals for the following:

- Annual Landscape and Irrigation Maintenance
- Coconut Palm Trimming
- Pruning of Mahogany/Live Oak Trees Blocking Light Poles

Mr. Silva acknowledged the Board’s request and stated that he would provide more information at an upcoming meeting.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. ADD-ON: Discussion Regarding Lake Maintenance Provider (Aquagenix)

Mr. Silva advised that he had received correspondence from District Field Ops stating that the vendor, Aquagenix, was no longer in business. As a result, Field Ops staff is currently gathering aquatic maintenance proposals to present at the next Board meeting.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Silva stated, unless an emergency arises, the Board would not need to meet again until early in the New Year. Everyone exchanged best wishes for the holiday season.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Matthews, seconded by Mr. Mejia and unanimously passed to adjourn the Special Board Meeting at 7:13 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**Bluewaters Community Development District
Landscape and Irrigation Maintenance Proposals 2022**

Name of Contractor	Scope of Services	Frequency	Contract Price
FRD Complete Tree Service & Lawn Care	Turf Care & Edging	29	\$ 48,720.00
	Shrub & Ornamental	12	
Trimscape Landscape Services	Litter Abatement & Drain Inspection	29	\$ 52,920.00
	Tree Lifting - Hardwoods	12	
Turf Management	Weed Control	29	\$ 53,760.00
	Irrigation Wet Check	12	
Pan American Landscaping			\$ 39,600.00

*Plant Brothers is the current landscape and irrigation maintenance contractor. Current annual contract amount is \$41,398

**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL &
LAWN & LANDSCAPE MAINTENANCE SPECIFICATIONS**

The Bluewaters Community Development District (the “District”) is seeking a qualified and responsible Lawn and Landscape Maintenance Contractor (the “Contractor”) to submit a maintenance proposal (the “Proposal”) for the maintenance of the District’s grounds. The Contractor shall provide its Proposal in accordance with the specifications and information provided herein. The Contractor shall be responsible for researching the existing conditions and matters that affect the cost or performance of the services.

The Contractor’s Proposal shall include costs to furnish all labor, equipment, tools, services, skills, etc., required to maintain the landscape in an attractive, healthy condition and appearance. Maintenance of plant materials and grounds shall include but not be limited to mowing, edging, trimming, litter and debris pick-up, weeding, mulching, pruning, fertilizing, disease and pest control, irrigation system maintenance and repair, watering and cleanup.

Insurance Requirements

Insurance requirements for the consideration of the Contractor’s Estimate.

i. Commercial Comprehensive General Liability Insurance to cover liability bodily injury, property damage, premises and property damage and contractual liability with the following limits of liability:

\$1,000,000 Combined Single Limit – each occurrence

\$2,000,000 Combined Single Limit – general aggregate

ii. Comprehensive Automobile Liability Insurance to cover the use of and any owned, non-owned, scheduled or rented automotive equipment to be used on District’s grounds with minimum limits of \$1,000,000 combined single limit per occurrence.

iii. Workers Compensation Insurance coverage as required by Florida law and Federal law, including, where applicable, the United States Longshoreman’s and Harbor Worker’s Act, the Federal Employers’ Liability Act and the Jones Act. Employer’s Liability Insurance shall be provided with a minimum of One Hundred Thousand and xx/100 dollars (\$100,000.00) per accident.

LAWN AND LANDSCAPE MAINTENANCE SPECIFICATIONS

Lawn Service

Lawns shall be mowed at the appropriate height to keep a neat appearance. Contractor is required to use the proper mowing equipment to provide a high quality cut and minimize the occurrence of unnecessary scalping due to uneven terrain. Mowers shall be of a type that causes clippings to be distributed evenly over the cut area. Contractor shall remove remaining grass clippings from sidewalks, planted areas, roads, etc. at the end of each visit. Contractor is responsible for any damage incurred as a result of mower damage to trees, shrubs, sprinkler improvements and must repair or replace any such damage at no cost to the District. Mowing is to be performed in accordance with the following schedule:

Mowing Schedule

Mowing is to be performed twenty nine (29) times per year

January- 2 services

February-2 services

March- 2 services

April- 2 services

May- 3 services

June- 3 services

July- 3 services

August- 3 services

September- 3 services

October- 2 services

November- 2 services

December- 2 services

Grass Trimming

Grass trimming shall be carefully performed by the Contractor at each mowing for all lawn areas not reachable by a mower. Trimming shall be conducted at the same height as the lawn. All grass around buildings, drain ways, guardrails, medians, light poles or any other structure on the property shall be trimmed with each mowing cycle. Care should be taken to avoid damaging trees, tree supports, shrubs, plantings, structures, etc. Resultant debris from this operation shall be swept or blown from hardscapes; sweeping is encouraged.

Edging

With each mowing cycle all bed edges shall be trimmed with a blade edger. All sidewalks, curbs, road islands or other hardscape areas will be edged with a blade edger only. Edges shall be maintained as clean lines or curves, without scalping of adjacent turf or detriment to other plant material or structures. Resultant debris from this operation shall be swept or blown from hardscapes; sweeping is encouraged.

Weed Control

Contractor shall keep planter beds, tree wells, and paver areas, free of weeds and debris; this service is expected to be completed during each mowing cycle. Weed control can be established manually, mechanically or chemically. All chemical application will follow the industry and corresponding product safety guidelines, standards and application methods and shall use green tracker dye. Special care shall be taken to prevent herbicide contact with shrubs, ground covers and trees. In the event of damage caused to the turf or landscape from chemicals, the Contractor is responsible for plant replacement costs.

Landscape Debris and Trash Removal

Removal of landscape related debris and trash shall be performed by the Contractor in concurrence with each mowing (prior to mowing) and hedge trimming/detail cycle. The Contractor will be responsible for patrolling the Service Area (including but not limited to sidewalks, open space areas, swales, planters) to remove landscape debris such as branches, fallen palm fronds, plastic bottles, paper, and any other form of debris or trash not inclusive of illegal dumping i.e. tires, shopping carts. Contractor shall change garbage bags at the trash receptacles located throughout the District (replacement bags for trash receptacles including doggy waste stations to be provided by the District).

Shrub Pruning

This incorporates all work to properly prune and maintain hedge rows, upright shrubs etc. Throughout the District's grounds through the use of mechanical shears. Shrub Pruning shall be conducted at least once a month or as needed to promote proper health and growth particular to the plant material/species. Shearing work shall use sharp blades and create a smoothly defined edge of cut. The upper sides of hedges or individual shrubs shall be gently rounded with an outward slope towards the ground. No "square" boxes are allowed unless specifically requested by the District. All pruning debris is the responsibility of the Contractor and shall be disposed within the same service day. Contractor shall monitor shrubs for signs of disease and insect infestations. Shrubs shall be kept free and clear of encroaching or invasive plants. If plants are affected, appropriate recommendations for treatment shall be submitted to the District. In addition, contractor shall prune hedges or shrubs encroaching into the lake bank from the single family homes or townhome's backyards abutting the lake banks. Pruning operations shall be completed within one (1) week.

Blowing

Grass clippings, leaf drop or debris caused by mowing, trimming or edging shall be removed from adjacent walks, curbs, beds and roadway areas as turf is mowed, trimmed or edged. Under any circumstances the grass clippings shall be directed in to the storm water management system catch basins. Grass clippings or debris shall be removed in such a way as to not cause dirt into roadways or adjacent property.

Irrigation Systems

Monthly wet check and maintenance of irrigation systems shall include the adjustment or replacement of heads, cleaning of nozzles and valves, monitoring of irrigation schedules and systems to ensure these are operating effectively. Contractor shall be responsible for any damage done to irrigation system during the course of grounds maintenance. Contractor shall monitor natural rainfall and South Florida water restrictions and adjust irrigation schedule accordingly in order to at all times minimize irrigation costs for the District. Irrigation repairs outside of head replacements, including clocks, valves, pumps, main lines or other irrigation equipment shall be billed separately and presented to the District for prior approval before any repairs are done; the invoicing procedure shall include a before and after photo and location of the repair. Grasses or landscape material that is damaged as a result of improper management of the Irrigation Systems will be responsibility of the Contractor to replace at no additional cost to the District. Unapproved costs will not be reimbursed. Contractor shall fully cooperate and respond to assist and repair malfunctioning sprinkler systems on a 24 hour basis, seven days a week.

Regular Tree & Palm Care

The contractor shall perform general maintenance of all trees as required to provide proper clearance for sidewalks, roadways, remove tree suckers, remove dead, broken, and/or decaying branches while conforming, as much as possible, to the general shape and height of the tree species. Pruning shall be in accordance with the generally accepted standards of the Industry and municipality/state. Tree limbs shall be kept at a safe height for the users anticipated in the vicinity: eight feet (8') for pedestrian clearance (including turf areas) and twelve feet (12') for vehicular street clearance; if pruning to these standards would result in permanent disfiguration of a tree, the Contractor shall not prune the tree and a Contractor arborist shall be consulted for proper course of action. Palm trees measuring up to twelve feet (12') of wood shall be maintained free of dead and/or low hanging palm fronds and seed pods.

Pest Control

Integrated Pest Management (IPM), weed/insect/disease control, and any other procedures consistent with good horticultural practice necessary to ensure normal, vigorous, and healthy growth of turf and landscape plantings. All plant materials shall be thoroughly inspected for damage, disease or pest infestations during all maintenance activities. Contractor is responsible for proper application of all treatments or cultural controls to maintain plant material in a disease and pest free condition.

ADDITIONAL SERVICES

Please provide pricing for the items below as indicated under the Lawn & Landscape Maintenance Price Sheet, Page 8.

Fertilization and Weed Control

Well-balanced fertilizer shall be used to maintain and ensure that all plant material is in a healthy, vigorous growing condition.

Fertilization Schedule is as follows:

Turf Fertilization – 1 time a year (See **Exhibit B – Fertilization Areas**)

Ornamental/Hedges – 2 times a year (See **Exhibit B – Fertilization Areas**)

Royal Palm Tree – 3 times a year (See **Exhibit B – Fertilization Areas**)

Fertilizers to be applied to turf, grounds, shrubs, flower beds, palms, trees throughout the District's grounds to maintain a green healthy growing condition.

Palm Pruning

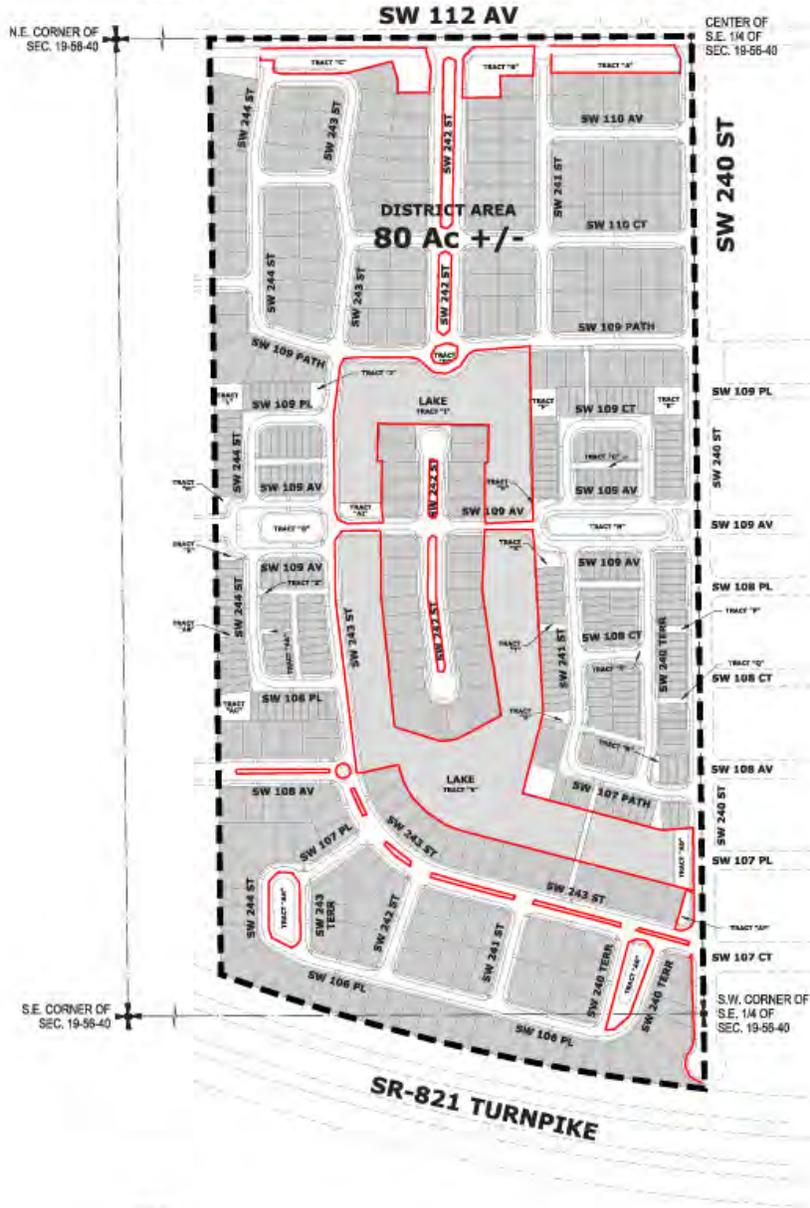
Provide cost for annual pruning of palms located within the areas specified in **Exhibit B – Palm Maintenance Areas**. Work shall be performed to specifications written in accordance with the most current version of the ANSI A300 Pruning Standards. The removal of seed pods shall be included in the cost.

Mulch

Provide cost for annual application of mulch to installed one time the week before thanksgiving. Contractor shall provide bagged Red/Brown Mulch (color to be approved by District Board of Supervisors), mulch shall be used in the landscape beds within **Exhibit B**. Mulch shall be applied at two inches (2") depth. Mulch must not contact stems, branches or trunk as this can cause damage to plant material. Keep mulch a distance of three (3") inches from trunks or stems of plants.

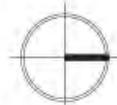
Exhibit A

EXHIBIT - Service Area



LEGEND
 --- DISTRICT BOUNDARIES

ALVAREZ ENGINEERS, INC.
MASTER PLAN COPYRIGHT CARIBBEAN LAND SURVEYORS INC.
BLUEWATERS C.D.D.
 EXHIBIT 1 - **DISTRICT BOUNDARY**



1" = 400'

LAWN AND LANDSCAPE MAINTENANCE PRICE SHEET

Annual Total Price for Base Contract \$_____

Base Contract Price to include: Lawn Service, Shrub Pruning, Irrigation Wet Checks, Pest Control, Debris Removal Service, Tree Care.

1. Fertilization Price per Application to Turf, Ornamentals & Palm Trees \$_____
2. Palm Pruning and Seed Pod Removal Price per Service \$_____
3. Mulching Price per Application \$_____
4. Individual Price per Mowing \$_____

Off week debris pickup to include palm fronds and coconuts along lake shore