



**BLUEWATERS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
APRIL 21, 2022
6:15 P.M.**

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

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AGENDA
BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
Somerset Academy Silver Palms-Cafeteria Room
23255 S.W. 115th Avenue
Miami, Florida 33032
SPECIAL BOARD MEETING
April 21, 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. February 14, 2022 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 5
- I. Administrative & Operational Matters
 - 1. Discussion Regarding General Election Qualifying Period
- J. Board Member & Staff Closing Comments
- K. Adjourn

Miscellaneous Notices



Published in Miami Daily Business Review on April 12, 2022

Location

Miami-Dade County, Florida

Notice Text

NOTICE OF SPECIAL BOARD
MEETING OF THE
BLUEWATERS COMMUNITY
DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Bluewaters Community Development District (the "District") will hold a special meeting (the "Meeting") of its Board of Supervisors (the "Board") on April 21, 2022, at 6:15 p.m. in the Somerset Academy Silver Palms' Cafeteria Room located at 23255 SW 115th Avenue, Miami, Florida 33032. The Meeting is being held for the necessary purpose of considering the Fiscal Year 2022/2023 Proposed Budget and any agenda items which may properly come before the Board. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the agenda for this Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's office at least forty-eight (48) hours prior to the Meeting. If you are hearing and speech impaired, please contact the Florida Relay Services by dialing 7-1-1, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Manager's office.

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

District Manger

Bluewaters Community Development District

www.bluewaterscdd.org

4/12 22-36/0000590913M

**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 14, 2022**

A. CALL TO ORDER

District Manager Armando Silva called the February 14, 2022, Regular Board Meeting of the Bluewaters Community Development District (the “District”) to order at 6:19 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 Regular Board Meeting had been published in the *Miami Daily Business Review* on October 1, 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:

- New Business: Consider Lake Maintenance Agreement (Deangelo Contracting Services)

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

Mr. Silva presented the minutes of the November 8, 2021, Regular Board Meeting 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, *as presented*.

G. OLD BUSINESS

There was no Old Business to discuss.

H. NEW BUSINESS

1. Discussion Regarding Annual Landscape Maintenance Proposals

Mr. Silva presented the following table outlining the proposal amounts for the Landscape Maintenance contractors who provided a proposal for the Landscape and Irrigation Maintenance Services:

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			\$ 51,600.00

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

A discussion ensued after which:

A **motion** was made Mr. Mejia, seconded by Mr. Matthews and unanimously passed approving the Notice of Cancellation sent to the District by Plant Brothers with an effective date of March 2, 2022.

Another discussion ensued after which:

A **motion** was made by Mr. Mejia, seconded by Mr. Matthews and unanimously passed approving the proposal from Trimscape Landscape Services in the amount of \$52,920; thus authorizing District Counsel to draft a Landscape and Irrigation Maintenance Agreement on behalf of the Bluewaters CDD.

2. Discussion Regarding Coconut Palm Trimming Proposals (to be provided at meeting)

Mr. Silva presented the following proposals for the pruning of 232 coconut palms located around the District lake banks:

- FRD Complete Tree Service & Lawn Care: \$43.00 per palm
- Trimscape Landscape Services: \$41.50 per palm
- Pan American Landscaping: \$46.00 per palm

A discussion ensued after which;

A **motion** was made by Mr. Mejia, seconded by Mr. Matthews and unanimously passed approving an amount not to exceed \$10,000 for the pruning of 232 coconut palms and 14 mahogany trees blocking street lights throughout the District.

3. Discussion Regarding Raised Sidewalk Repairs – Townhome Section

Mr. Silva stated that there are multiple locations within the townhome section of Bluewaters that have sidewalks that are raised and present a tripping hazard. A discussion ensued after which;

A **motion** was made by Mr. Mejia, seconded by Mr. Matthews and unanimously passed approving a proposal provided by Raptor Vac Systems in the amount of \$7,725 to shave down 103 raised sidewalk locations.

4. Discussion Regarding Stormwater Management System Cleaning – Townhome Section

Mr. Silva stated that there are multiple locations within the townhome section of Bluewaters that have stormwater catch basins and lateral lines which need to be cleaned out do to the accumulation of silt. A discussion ensued after which;

A **motion** was made by Mr. Mejia, seconded by Mr. Matthews and unanimously passed approving a proposal provided by Raptor Vac Systems in the amount of \$3,093 to clean out 26 catch basins and 6 lateral lines

5. ADD-ON: Consider Lake Maintenance Agreement (Deangelo Contracting Services)

District Counsel, Gregory George, presented the Aquatic Maintenance Agreement between the District and Deangelo Consulting Services and provided an explanation for the Agreement. A discussion ensued after which;

A **motion** was made Mr. Mejia, seconded by Mr. Matthews and unanimously passed approving the Aquatic Maintenance Agreement between the District and Deangelo Consulting Services, as *amended*; to include coconut and debris removal from the lake banks.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no Administrative and Operational matters.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member & Staff Closing Comments.

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 7:25 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2022-01

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 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Bluewaters Community Development District (the “District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2022 at 6:15 p.m. in the Somerset Academy Silver Palms, Cafeteria Room located at 23255 SW 115th Avenue, Miami, Florida 33032, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 21st day of April, 2022.

ATTEST:

**BLUEWATERS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Bluewaters
Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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PROPOSED BUDGET
BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	73,495
MAINTENANCE ASSESSMENTS	125,021
DEBT ASSESSMENTS	419,947
OTHER REVENUES	0
INTEREST INCOME	420
TOTAL REVENUES	\$ 618,883
EXPENDITURES	
MAINTENANCE EXPENDITURES	
AQUATIC MAINTENANCE	6,000
ANNUAL LANDSCAPE & IRRIGATION MAINT. SERVICES	54,000
LANDSCAPING UPKEEP	10,000
FPL - IRRIGATION	5,000
ELECTRICITY FOR IRRIGATION SYSTEM & SIGNAGE	1,500
COMMUNITY JANITORIAL SERVICES	18,000
PARKING ENFORCEMENT & TOWING EXPENSES	7,500
FIELD OPERATIONS	2,520
ENGINEERING/INSPECTIONS/OTHER	2,000
MAINTENANCE CONTINGENCY	11,000
TOTAL MAINTENANCE EXPENDITURES	\$ 117,520
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	2,000
PAYROLL TAXES (EMPLOYER)	153
MANAGEMENT	31,452
SECRETARIAL	4,200
LEGAL	11,500
LEGAL/OTHER	2,400
ASSESSMENT ROLL	6,000
AUDIT FEES	3,800
ARBITRAGE REBATE FEE	650
INSURANCE	6,800
LEGAL ADVERTISING	675
MISCELLANEOUS	2,820
POSTAGE	475
OFFICE SUPPLIES	625
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,500
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 81,575
TOTAL EXPENDITURES	\$ 199,095
REVENUES LESS EXPENDITURES	\$ 419,788
BOND PAYMENTS	(394,750)
BALANCE	\$ 25,038
COUNTY APPRAISER & TAX COLLECTOR FEE	(12,369)
DISCOUNTS FOR EARLY PAYMENTS	(24,739)
EXCESS/ (SHORTFALL)	\$ (12,070)
CARRYOVER FROM PRIOR YEAR	12,070
NET EXCESS/ (SHORTFALL)	\$ 0

DETAILED PROPOSED BUDGET
BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	79,819	79,429	73,495	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	118,942	119,170	125,021	Expenditures/.94
DEBT ASSESSMENTS	419,028	419,947	419,947	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	563	420	420	Interest Projected At \$35 Per Month
TOTAL REVENUES	\$ 618,352	\$ 618,966	\$ 618,883	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
AQUATIC MAINTENANCE	3,696	6,000	6,000	No Change From 2021/2022 Budget
ANNUAL LANDSCAPE & IRRIGATION MAINT. SERVICES	38,123	52,000	54,000	\$2,000 Increase From 2021/2022 Budget
LANDSCAPING UPKEEP	0	0	10,000	New Line Item
FPL - IRRIGATION	2,195	6,400	5,000	\$1,400 Decrease From 2021/2022 Budget
ELECTRICITY FOR IRRIGATION SYSTEM & SIGNAGE	267	1,500	1,500	No Change From 2021/2022 Budget
COMMUNITY JANITORIAL SERVICES	17,316	18,000	18,000	No Change From 2021/2022 Budget
PARKING ENFORCEMENT & TOWING EXPENSES	7,200	7,500	7,500	No Change From 2021/2022 Budget
FIELD OPERATIONS	2,520	2,520	2,520	No Change From 2021/2022 Budget
ENGINEERING/INSPECTIONS/OTHER	1,025	2,000	2,000	No Change From 2021/2022 Budget
MAINTENANCE CONTINGENCY	3,066	5,200	11,000	\$5,800 Increase From 2021/2022 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 75,408	\$ 101,120	\$ 117,520	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	1,375	2,000	2,000	No Change From 2021/2022 Budget
PAYROLL TAXES (EMPLOYER)	105	153	153	Supervisor Fees * 7.65%
MANAGEMENT	30,120	30,540	31,452	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2021/2022 Budget
LEGAL	6,576	11,500	11,500	No Change From 2021/2022 Budget
LEGAL/OTHER	0	2,400	2,400	No Change From 2021/2022 Budget
ASSESSMENT ROLL	6,000	6,000	6,000	As Per Contract
AUDIT FEES	3,600	3,700	3,800	Accepted Amount For 2021/2022 Budget
ARBITRAGE REBATE FEE	650	650	650	No Change From 2021/2022 Budget
INSURANCE	6,188	6,800	6,800	Insurance Estimate
LEGAL ADVERTISING	513	675	675	No Change From 2021/2022 Budget
MISCELLANEOUS	987	2,820	2,820	No Change From 2021/2022 Budget
POSTAGE	117	500	475	\$25 Decrease From 2021/2022 Budget
OFFICE SUPPLIES	131	650	625	\$25 Decrease From 2021/2022 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2021/2022 Budget
TRUSTEE FEES	4,500	4,500	4,500	No Change From 2021/2022 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2021/2022 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2021/2022 Budget
ADMINISTRATIVE CONTINGENCY	0	1,000	1,000	No Change From 2021/2022 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 67,587	\$ 80,613	\$ 81,575	
TOTAL EXPENDITURES	\$ 142,995	\$ 181,733	\$ 199,095	
REVENUES LESS EXPENDITURES	\$ 475,357	\$ 437,233	\$ 419,788	
BOND PAYMENTS	(399,366)	(394,750)	(394,750)	2023 P & I Payments Less Interest
BALANCE	\$ 75,991	\$ 42,483	\$ 25,038	
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,947)	(12,371)	(12,369)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(23,024)	(24,742)	(24,739)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 47,020	\$ 5,370	\$ (12,070)	
CARRYOVER FROM PRIOR YEAR	0	5,530	12,070	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 47,020	\$ 10,900	\$ 0	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	
REVENUES				COMMENTS
Interest Income	49	25	25	Projected Interest For 2022/2023
NAV Tax Collection	399,366	394,750	394,750	Maximum Debt Service Collection
Total Revenues	\$ 399,415	\$ 394,775	\$ 394,775	
EXPENDITURES				
Principal Payments	215,000	220,000	225,000	Principal Payment Due In 2023
Interest Payments	130,305	118,490	109,395	Interest Payments Due In 2023
Mandatory Principal Redemption	45,000	56,285	60,380	Mandatory Principal Redemption
Total Expenditures	\$ 390,305	\$ 394,775	\$ 394,775	
Excess/ (Shortfall)	\$ 9,110	\$ -	\$ -	

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 1-1-2022 =	\$3,550,000		

Bluewaters Community Development District Assessment Comparison

	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Projected Assessment Before Discount*
Administrative	\$ 171.28	\$ 166.94	\$ 166.87	\$ 154.41
Maintenance	\$ 246.12	\$ 250.36	\$ 250.36	\$ 262.65
<u>Debt</u>	<u>\$ 884.10</u>	<u>\$ 884.10</u>	<u>\$ 884.10</u>	<u>\$ 884.10</u>
Total	\$ 1,301.50	\$ 1,301.40	\$ 1,301.33	\$ 1,301.16

* 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