



**BLUEWATERS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 10, 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
REGULAR BOARD MEETING
October 10, 2022
6:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
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- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
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- H. New Business
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- K. Adjourn



Miscellaneous Notices

Published in Miami Daily Business Review on September 30, 2022

Location

Miami-Dade County,

Notice Text

BLUEWATERS COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
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 10, 2022

December 12, 2022

February 13, 2023

March 13, 2023

April 10, 2023

May 8, 2023

June 12, 2023

September 11, 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 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

9/30 22-08/0000621696M

**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JULY 11, 2022**

A. CALL TO ORDER

District Manager Armando Silva called the July 11, 2022, Regular Board Meeting of the Bluewaters Community Development District (the “District”) to order at 6:15 p.m. at the Somerset Academy Silver Palms Cafeteria Room.

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 June 21, 2022, & June 28, 2028, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Vice-Chairperson Lorna Burnett and Supervisors Rodney Mejia and Steven Mair 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 Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance: Lazaro Mederos, Miami, FL.

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. April 21, 2022, Regular Board Meeting

Mr. Silva presented the minutes of the April 21, 2022, 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. Mair and passed unanimously approving the minutes of the April 21, 2022, Regular Board Meeting, *as presented*.

At approximately 6:18 p.m., Mr. Silva recessed the Regular Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Mr. Silva presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on June 21, 2022, & June 28, 2028, as legally required.

2. Receive Public Comment on the Fiscal Year 2022/2023 Final Budget

Mr. Silva opened the public comment portion of the public hearing to receive comments on the 2022/2023 fiscal year final budget and non-ad valorem special assessments. In addition, Mr. Silva stated that since the overall assessments were not increasing, letters to property owners were not required. There being no comments from the public on the 2022/2023 fiscal year budget and assessments, Mr. Silva closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget

Mr. Silva presented Resolution No. 2022-02, entitled:

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2022/2023 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title into the record and stated that the resolution provides for approving and adopting the fiscal year 2022/2023 final budget and the non-ad valorem special assessment tax roll. For review purposes, a copy of the tax roll was provided at the meeting. A discussion ensued after which;

A **motion** was made by Mr. Mair, seconded by Mr. Mejia and unanimously passed to approve and adopt Resolution No. 2022-02, *as presented*, thereby setting the 2022/2023 final budget and non-ad valorem special assessment tax roll.

At approximately 6:30 p.m., Mr. Silva closed the Public Hearing and simultaneously reconvened the Regular Meeting.

H. OLD BUSINESS

1. Staff Report, as Required

There was No Staff Report at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule

Mr. Silva presented Resolution No. 2022-03, entitled:

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the document. A discussion ensued after which;

A **motion** was made by Mr. Mejia, seconded by Mr. Mair and passed unanimously to approve and adopt Resolution No. 2022-03, *as presented*, thereby setting the 2021/2022 regular meeting schedule and authorizes the publication of the annual meeting schedule as required by law.

At this juncture, Mr. Mr. Silva stated that there was a vacancy on the District's Board of Supervisors (Seat #1 & Seat #4) and asked if there were any interested persons that meet the qualifications and who would like to serve on the District Board. A discussion ensued after which;

A **motion** was made by Mr. Mejia, seconded by Mr. Mair and unanimously passed appointing Lazaro Mederos to fill the vacancy of the unexpired 4-year term of office in Seat #1, which term of office shall expire in November 2022.

Mr. Silva, Notary Public of the State of Florida, administered the Oath of Office to Lazaro Mederos. In addition, Mr. Silva advised Mr. Mair of his duties and responsibilities as a Board Member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2021 Form 1 must be completed and mailed to the Supervisor of Elections' Office in the County of residency within thirty {30} days of appointment; and the Code of Ethics for Public Officials.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Consider Resolution No. 2022-04 – Re-Election of Officers

Mr. Silva presented Resolution No. 2022-04, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Silva stated that as a result of the recent changes to the District Board it would be in order to re-elect officers. The following slate of names was provided for election:

- Chairperson – Rodney Mejia
- Vice Chairperson – Lorna Burnett
- Secretary/Treasurer – Armando Silva
- Assistant Secretaries – Steven Mair, Lazaro Mederos, Nancy Nguyen and Gloria Perez

A discussion ensued after which:

A **motion** was made by Ms. Burnett, seconded by Mr. Mejia and unanimously passed to approve and adopt Resolution No. 2022-04, *electing* the officers as listed and stated above.

2. Consider Resolution No. 2022-05 – Authorizing Electronic Approval & Check Signers

Mr. Silva presented Resolution No. 2022-05, entitled:

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the document. Due to the resignation of Warren Matthews, check signers for the District's operating account would be changing and it would be in order to consider the necessary changes. A discussion ensued after which:

A **motion** was made by Mr. Mair, seconded by Mr. Mederos and unanimously passed to approve and adopt Resolution No. 2022-05, as presented, thereby authorizing electronic approvals for expenditures and selecting Todd Wodraska, Jason Pierman, Patricia LasCasas, Armando Silva and Rodney Mejia to serve as the signatories on the District's checking/operating account. Two (2) signatures will be required on each check and checks will be released after electronic approvals have been provided by the Chairperson or the Vice Chairperson in the Chairperson's absence.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Silva stated that unless an emergency were to arise, the Board/District would not be required to meet again until October or November.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Mejia, seconded by Mr. Mair and unanimously passed to adjourn the Regular Board Meeting at 7:06 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Bluewaters Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2021/2022 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant 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 BECOMES EFFECTIVE this 10th day of October, 2022.

ATTEST:

**BLUEWATERS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Bluewaters
Community Development District

**Amended Final Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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AMENDED FINAL BUDGET
BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 8/31/22
REVENUES			
ADMINISTRATIVE ASSESSMENTS	79,429	80,332	80,332
MAINTENANCE ASSESSMENTS	119,170	119,469	119,469
DEBT ASSESSMENTS	419,947	420,759	420,759
OTHER REVENUES	0	0	0
INTEREST INCOME	420	590	572
TOTAL REVENUES	\$ 618,966	\$ 621,150	\$ 621,132
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	2,000	1,625	1,625
PAYROLL TAXES (EMPLOYER)	153	124	124
MANAGEMENT	30,540	30,540	27,995
SECRETARIAL	4,200	4,200	3,850
LEGAL	11,500	9,500	7,148
LEGAL/OTHER	2,400	0	0
ASSESSMENT ROLL	6,000	6,000	0
AUDIT FEES	3,700	3,700	3,700
ARBITRAGE REBATE FEE	650	650	0
INSURANCE	6,800	6,405	6,405
LEGAL ADVERTISING	675	800	533
MISCELLANEOUS	2,820	2,500	2,006
POSTAGE	500	190	167
OFFICE SUPPLIES	650	385	345
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	4,500	4,500	4,500
CONTINUING DISCLOSURE FEE	350	350	0
WEBSITE MANAGEMENT	2,000	2,000	1,832
ADMINISTRATIVE CONTINGENCY	1,000	1,000	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 80,613	\$ 74,644	\$ 60,405
MAINTENANCE EXPENDITURES			
AQUATIC MAINTENANCE	6,000	4,500	3,462
WHITE FLY PEST CONTROL	2,500	1,250	0
LAWN & LANDSCAPE MAINTENANCE	52,000	63,000	56,274
IRRIGATION SYSTEM MAINTENANCE	6,400	5,000	3,190
ELECTRICITY FOR IRRIGATION SYSTEM & SIGNAGE	1,500	500	423
COMMUNITY SIGN UPKEEP/DECORATIONS	2,400	1,000	0
COMMUNITY JANITORIAL SERVICES	18,000	18,000	15,873
PARKING ENFORCEMENT & TOWING EXPENSES	7,500	7,200	6,600
MISCELLANEOUS SERVICES	6,000	10,000	8,211
FIELD OPERATIONS	2,520	2,520	2,310
ENGINEERING/INSPECTIONS/OTHER	2,000	2,000	1,000
MAINTENANCE CONTINGENCY	5,200	5,200	4,743
TOTAL MAINTENANCE EXPENDITURES	\$ 112,020	\$ 120,170	\$ 102,086
TOTAL EXPENDITURES	\$ 192,633	\$ 194,814	\$ 162,491
REVENUES LESS EXPENDITURES	\$ 426,333	\$ 426,336	\$ 458,641
BOND PAYMENTS	(394,750)	(401,004)	(401,004)
BALANCE	\$ 31,583	\$ 25,332	\$ 57,637
COUNTY APPRAISER & TAX COLLECTOR FEE	(12,371)	(5,974)	(5,974)
DISCOUNTS FOR EARLY PAYMENTS	(24,742)	(23,150)	(23,150)
EXCESS/ (SHORTFALL)	\$ (5,530)	\$ (3,792)	\$ 28,513
CARRYOVER FROM PRIOR YEAR	5,530	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (3,792)	\$ 28,513

FUND BALANCE AS OF 9/30/21	
FY 2021/2022 ACTIVITY	
FUND BALANCE AS OF 9/30/22	

\$491,781
(\$3,792)
\$487,989

Notes

Carryover From Prior Year Of \$5,530 used to reduce Fiscal Year 2021/2022 Assessments.
Carryover From Prior Year Of \$12,070 to be used to reduce Fiscal Year 2022/2023 Assessments.

AMENDED FINAL BUDGET
BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 8/31/22
REVENUES			
Interest Income	25	1,250	1,205
NAV Tax Collection	394,750	401,004	401,004
Total Revenues	\$ 394,775	\$ 402,254	\$ 402,209
EXPENDITURES			
Principal Payments	220,000	220,000	220,000
Interest Payments	118,490	121,465	121,465
Mandatory Principal Redemption	56,285	45,000	45,000
Total Expenditures	\$ 394,775	\$ 386,465	\$ 386,465
Excess/ (Shortfall)	\$ -	\$ 15,789	\$ 15,744

FUND BALANCE AS OF 9/30/21	\$428,023
FY 2021/2022 ACTIVITY	\$15,789
FUND BALANCE AS OF 9/30/22	\$443,812

Notes

Reserve Fund Balance = \$185,655*. Revenue Fund Balance = \$258,157*.
Revenue Fund Balance To Be Used To Make 11/1/2022 Interest Payment Of \$56,610 and
Extraordinary Mandatory Principal Payment Of \$45,000.
* Approximate Amounts

Series 2014 Bond Refunding Information

Original Par Amount =	\$5,220,000	Annual Principal Payments Due:
Interest Rate =	3.4% - 8.4%	May 1st
Issue Date =	August 2014	Annual Interest Payments Due:
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 9/30/22 =	\$3,330,000	

October 10, 2022

RE: Bluewaters Community Development District Auditor Renewal

At the October 14, 2019 Bluewaters Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2019, 9-30-2020 and 9-30-2021 year end audits of the District with an option to perform the 9-30-2022 and 9-30-2023 audits.

The fees for the 9-30-2019 audit were \$3,500. The fees for the 9-30-2020 audit were \$3,600. And the fees for the 9-30-2021 audit were \$3,700. The proposed fees for the 9-30-2022 audit is \$3,800, which is the budgeted amount for audit fees for Fiscal Year 2022/2023. The proposed fee for the 9-30-23 audit is \$3,900.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2022 and 9-30-2023 audits for Grau & Associates.

Special District Services, Inc.