



**BLUEWATERS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 12, 2023
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 & PUBLIC HEARING
June 12, 2023
6:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resignation of Steven Mair.....Page 2
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. March 13, 2023 Regular Board Meeting.....Page 3
- H. Public Hearing
 - 1. Proof of Publication.....Page 8
 - 2. Receive Public Comments on Fiscal Year 2023/2024 Final Budget
 - 3. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 9
- I. Old Business
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 - 2. Update Regarding Installation of Electrical Outlets.....Page 17
- J. New Business
 - 1. Consider Resolution No. 2023-04 – Adopting a Fiscal Year 2023/2024 Meeting Schedule.....Page 26
 - 2. Discussion Regarding Refinancing of Series 2014 Bonds – Presentation by FMSBonds.....Page 28
- K. Administrative & Operational Matters
 - 1. Reminder: Statement of Financial Interests - Form1
- L. Board Member & Staff Closing Comments
- M. Adjourn

Miscellaneous Notices

Published in Miami Daily Business Review on May 30, 2023

Location

Miami-Dade County, Florida

Notice Text

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 12, 2023, 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 2023/2024 Proposed Final Budget. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website (www.bluewaterscdd.org) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, 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 1-877-737-4922, 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.

Bluewaters Community Development District

www.bluewaterscdd.org

5/23-30 23-31/0000664030M

June 4, 2023

Board of Supervisors
Bluewaters Community Development District
c/o Special District Services, Inc., District Manager
2501A Burns Road
Palm Beach Gardens, FL 33410

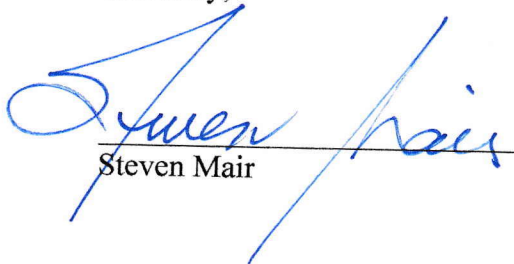
RE: Resignation

Dear Board of Supervisors,

Please be advised that I am resigning my position as Board Member and Supervisor on the Board of Supervisors of the **Bluewaters Community Development District** effective June 4, 2023.

It has been a pleasure serving as a Board Member.

Sincerely,



Steven Mair

**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 13, 2023**

A. CALL TO ORDER

District Manager Armando Silva called the March 13, 2023 Regular Board Meeting of District to order at 6:21 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 September 30, 2023, as legally required.

C. SEAT NEWLY ELECTED BOARD MEMBER (SEAT 2)

Mr. Silva seated Ms. Lorna Burnett to Seat #2.

D. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairman Rodney Mejia, Chairperson Lorna Burnett and Supervisors Steven Mair and Lazaro Mederos 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.

E. DECLARE VACANCIES AND CONSIDER APPOINTMENT TO FILL VACANCIES (SEATS 1 & 5)

Mr. Silva advised that the 4-year terms of office for Seat 1 (currently held by Mr. Mederos), and Seat 5 (currently vacant) expired in November 2022. He further explained that no elector qualified for the aforementioned seats 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 Mr. Mejia, seconded by Mr. Mair and unanimously passed to declare Seat 1 and Seat 5 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.

Mr. Silva stated that there is now a vacancy on the District's Board of Supervisors (Seat #1) 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 Mr. Lazaro Mederos to fill the vacancy of the unexpired 4-year term of office in Seat #4, which term of office shall expire in November 2026.

Mr. Silva stated that there is now a vacancy on the District's Board of Supervisors (Seat #5).

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

Mr. Silva, Notary Public of the State of Florida, administered the Oath of Office to Lazaro Mederos and Lorna Burnett. In addition, Mr. Silva advised them of their duties and responsibilities as a Board Members with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2022 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.

G. CONSIDER RESOLUTION NO. 2023-01 – ELECTION OF OFFICERS

Mr. Silva presented Resolution No. 2023-01, 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. 2023-01, *electing* the officers as listed and stated 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 10, 2023 - Regular Board Meeting

Mr. Silva presented the minutes of the October 10, 2023, Regular Board Meeting and asked if there were any corrections and/or revisions. There being no changes, a **motion** was made by Mr. Mair, seconded by Mr. Mejia and passed unanimously approving the minutes of the October 10, 2023, Regular Board Meeting, *as presented*.

K. OLD BUSINESS

1. Update Regarding Traffic Signal Request – SW 242nd Street & SW 112th Avenue

Mr. Silva presented the following email from Mr. Pierre-Louis of FDOT:

From: Pierre-Louis, Ronald [<mailto:Ronald.Pierre-Louis@dot.state.fl.us>]
Sent: Monday, March 13, 2023 1:52 PM
To: Pablo Jerez <pjerez@sdsinc.org>
Cc: bportal@kittelsohn.com; Leon, Misleidys <Misleidys.Leon@dot.state.fl.us>; Llerena, Xaviel <Xaviel.Llerena@dot.state.fl.us>
Subject: RE: SW 112th Avenue and SW 242nd Street. Request for a traffic signal installation.

Good afternoon, Mr. Jerez

Thank you for the follow-up email. The Department completed the Signal Warrant Analysis on December 8, 2022. Since the intersection met Signal Warrants, an Intersection Control Evaluation (ICE) was triggered to determine the preferred control strategy for the intersection. We completed Stage 1 on February 17, 2023, and are coordinating the following steps to complete the evaluation (Stage 2), which entails a detailed benefit-cost analysis and control strategy feasibility.

These improvements (construction) will be completed through a push button contract as workload and schedule permits.

We thank you for the time you have taken in bringing this matter to our attention. The Department remains committed to addressing the community's traffic and highway safety needs. Should you have any questions, please feel free to contact me via e-mail at Ronald.Pierre-Louis@dot.state.fl.us.

Best regards,

Ronald Pierre-Louis

Florida Department of Transportation
District 6 Traffic Operations
Adam Leigh Cann Building
1000 NW 111 Ave, Room 6202A
Miami, Florida 33172
Phone: (305) 470-5188
Email: Ronald.Pierre-Louis@dot.state.fl.us



Put it Down , Don't text and drive

L. NEW BUSINESS

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

Mr. Silva presented Resolution No. 2023-02, entitled:

RESOLUTION NO. 2023-02

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 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and explained that the proposed 2023/2024 fiscal year budget would be balanced by designating a carryover of approximately \$38,020 from the projected fund balance as of September 30, 2023. Mr. Silva 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, Mr. Silva stated 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 Mr. Mejia, seconded by Mr. Mederos and unanimously passed to approve and adopt Resolution No. 2023-02, *as presented*, setting the public hearing to adopt the fiscal year 2023/2024 final budget and assessments for June 12, 2023, at 6:15 p.m. in the Somerset Academy Silver Palms Cafeteria Room located at 23255 SW 115 Avenue, Miami, Florida 33032; and further authorizes publication/notice of the budget public hearing, as required by law.

2. Consider Adjustment to District Counsel Fee Structure

Mr. George presented a letter from Billing, Cochran, Lyles, Mauro & Ramsey, P.A., the District Counsel, respectfully requesting the Board's consideration in updating the legal services hourly billing rates for personnel. Mr. Silva informed the Board that the existing billing rates have been in effect since 2003. Mr. Silva also confirmed that the District's budget includes sufficient funds for the budget line, and that the increase in billing rates will not affect the District's budget. A discussion ensued, after which:

A motion was made Mr. Mejia seconded by Mr. Mair and unanimously passed, accepting the updated billing rates proposed by Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

3. Consider Rate Adjustment – Alvarez Engineers

Mr. Silva 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. Mr. Silva informed the Board that the existing billing rates have been in effect since 2015. Mr. Silva also confirmed that the District's budget includes sufficient funds for the budget line, and that the increase in billing rates will 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 Mr. Mejia, seconded by Mr. Mair and unanimously passed, accepting the updated billing rates proposed by Alvarez Engineers.

K. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report as Required

The Board requested that Mr. Silva provide a couple of proposals for the installation of electrical outlets in the center island for the holiday season. In addition, the board requested that Field Staff assist with reporting raised sidewalks to the County.

L. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Silva stated, unless an emergency arises, the Board would not need to meet again until June 12, 2023.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Matthews, seconded by Mr. Perez and unanimously passed to adjourn the Regular Board Meeting at 6:38 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Miscellaneous Notices

Published in Miami Daily Business Review on May 30, 2023

Location

Miami-Dade County, Florida

Notice Text

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 12, 2023, 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 2023/2024 Proposed Final Budget. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website (www.bluewaterscdd.org) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, 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.

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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

5/23-30 23-31/0000664030M

RESOLUTION NO. 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS 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 Bluewaters 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 BLUEWATERS 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 12th day of June, 2023.

ATTEST:

**BLUEWATERS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Bluewaters
Community Development District

**Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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

FINAL BUDGET
BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR
	2023/2024
	BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	88,916
MAINTENANCE ASSESSMENTS	109,574
DEBT ASSESSMENTS	419,947
OTHER REVENUES	0
INTEREST INCOME	480
TOTAL REVENUES	\$ 618,917
EXPENDITURES	
MAINTENANCE EXPENDITURES	
AQUATIC MAINTENANCE	6,000
ANNUAL LANDSCAPE & IRRIGATION MAINT. SERVICES	58,000
LANDSCAPING UPKEEP	15,000
FPL - IRRIGATION	1,000
ELECTRICITY FOR IRRIGATION SYSTEM & SIGNAGE	0
IRRIGATION SYSTEM UPKEEP	5,000
COMMUNITY JANITORIAL SERVICES	18,000
PARKING ENFORCEMENT & TOWING EXPENSES	7,500
FIELD OPERATIONS	2,520
ENGINEERING/INSPECTIONS/OTHER	2,000
STORM DRAIN CLEANING - TOWNHOMES	15,000
MAINTENANCE CONTINGENCY	11,000
TOTAL MAINTENANCE EXPENDITURES	\$ 141,020
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	2,000
PAYROLL TAXES (EMPLOYER)	153
MANAGEMENT	32,388
SECRETARIAL	4,200
LEGAL	11,500
LEGAL/OTHER	2,400
ASSESSMENT ROLL	6,000
AUDIT FEES	3,900
ARBITRAGE REBATE FEE	650
INSURANCE	8,300
LEGAL ADVERTISING	675
MISCELLANEOUS	2,820
POSTAGE	450
OFFICE SUPPLIES	600
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,500
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 84,061
TOTAL EXPENDITURES	\$ 225,081
REVENUES LESS EXPENDITURES	\$ 393,836
BOND PAYMENTS	(394,750)
BALANCE	\$ (914)
COUNTY APPRAISER & TAX COLLECTOR FEE	(12,368)
DISCOUNTS FOR EARLY PAYMENTS	(24,738)
EXCESS/ (SHORTFALL)	\$ (38,020)
CARRYOVER FROM PRIOR YEAR	38,020
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
BLUEWATERS 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	80,332	73,495	88,916	Expenditures Less Interest/.94
MAINTENANCE ASSESSMENTS	119,469	125,021	109,574	Expenditures Less Carryover/.94
DEBT ASSESSMENTS	420,759	419,947	419,947	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	615	420	480	Interest Projected At \$40 Per Month
TOTAL REVENUES	\$ 621,175	\$ 618,883	\$ 618,917	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
AQUATIC MAINTENANCE	3,781	6,000	6,000	No Change From 2022/2023 Budget
ANNUAL LANDSCAPE & IRRIGATION MAINT. SERVICES	68,904	54,000	58,000	\$4,000 Increase From 2022/2023 Budget
LANDSCAPING UPKEEP	0	10,000	15,000	\$5,000 Increase From 2022/2023 Budget
FPL - IRRIGATION	477	5,000	1,000	\$4,000 Decrease From 2022/2023 Budget
ELECTRICITY FOR IRRIGATION SYSTEM & SIGNAGE	0	1,500	0	Line Item Eliminated
IRRIGATION SYSTEM UPKEEP	0	0	5,000	Irrigation System Upkeep
COMMUNITY JANITORIAL SERVICES	17,316	18,000	18,000	No Change From 2022/2023 Budget
PARKING ENFORCEMENT & TOWING EXPENSES	7,200	7,500	7,500	No Change From 2022/2023 Budget
FIELD OPERATIONS	2,520	2,520	2,520	No Change From 2022/2023 Budget
ENGINEERING/INSPECTIONS/OTHER	1,975	2,000	2,000	No Change From 2022/2023 Budget
STORM DRAIN CLEANING - TOWNHOMES	0	0	15,000	Storm Drain Cleaning - Townhomes
MAINTENANCE CONTINGENCY	13,729	11,000	11,000	No Change From 2022/2023 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 115,902	\$ 117,520	\$ 141,020	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	1,625	2,000	2,000	No Change From 2022/2023 Budget
PAYROLL TAXES (EMPLOYER)	124	153	153	Supervisor Fees * 7.65%
MANAGEMENT	30,540	31,452	32,388	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2022/2023 Budget
LEGAL	7,947	11,500	11,500	No Change From 2022/2023 Budget
LEGAL/OTHER	0	2,400	2,400	No Change From 2022/2023 Budget
ASSESSMENT ROLL	6,000	6,000	6,000	As Per Contract
AUDIT FEES	3,700	3,800	3,900	Accepted Amount For 2022/2023 Audit
ARBITRAGE REBATE FEE	650	650	650	No Change From 2022/2023 Budget
INSURANCE	6,405	6,800	8,300	Fiscal Year 2022/2023 Expenditure Was \$7,778
LEGAL ADVERTISING	645	675	675	No Change From 2022/2023 Budget
MISCELLANEOUS	2,077	2,820	2,820	No Change From 2022/2023 Budget
POSTAGE	169	475	450	\$25 Decrease From 2022/2023 Budget
OFFICE SUPPLIES	348	625	600	\$25 Decrease From 2022/2023 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2022/2023 Budget
TRUSTEE FEES	4,500	4,500	4,500	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	1,000	1,000	No Change From 2022/2023 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 71,455	\$ 81,575	\$ 84,061	
TOTAL EXPENDITURES	\$ 187,357	\$ 199,095	\$ 225,081	
REVENUES LESS EXPENDITURES	\$ 433,818	\$ 419,788	\$ 393,836	
BOND PAYMENTS	(401,004)	(394,750)	(394,750)	2024 P & I Payments Less Interest
BALANCE	\$ 32,814	\$ 25,038	\$ (914)	
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,974)	(12,369)	(12,368)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(23,150)	(24,739)	(24,738)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 3,690	\$ (12,070)	\$ (38,020)	
CARRYOVER FROM PRIOR YEAR	0	12,070	38,020	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 3,690	\$ 0	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET

BLUEWATERS 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				
Interest Income	1,949	25	100	Projected Interest For 2023/2024
NAV Tax Collection	401,004	394,750	394,750	Maximum Debt Service Collection
Total Revenues	\$ 402,953	\$ 394,775	\$ 394,850	
EXPENDITURES				
Principal Payments	220,000	225,000	235,000	Principal Payment Due In 2024
Interest Payments	121,465	109,395	100,045	Interest Payments Due In 2024
Mandatory Principal Redemption	45,000	60,380	59,805	Mandatory Principal Redemption
Total Expenditures	\$ 386,465	\$ 394,775	\$ 394,850	
Excess/ (Shortfall)	\$ 16,488	\$ -	\$ -	

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 1-1-2023 =	\$3,285,000		

Bluewaters Community Development District Assessment Comparison

	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Projected Assessment Before Discount*
Administrative	\$ 166.94	\$ 166.87	\$ 154.41	\$ 186.80
Maintenance	\$ 250.36	\$ 250.36	\$ 262.65	\$ 230.20
<u>Debt</u>	<u>\$ 884.10</u>	<u>\$ 884.10</u>	<u>\$ 884.10</u>	<u>\$ 884.10</u>
Total	\$ 1,301.40	\$ 1,301.33	\$ 1,301.16	\$ 1,301.10

* 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

From: Pierre-Louis, Ronald <Ronald.Pierre-Louis@dot.state.fl.us>
Sent: Tuesday, May 30, 2023 9:28 AM
To: Pablo Jerez
Cc: bportal@kittelson.com; Llerena, Xaviel; Mansfield, Ryan
Subject: RE: SW 112th Avenue and SW 242nd Street. Request for a traffic signal installation.

Good morning, Mr. Jerez,

The ICE Stage 2 is ongoing. I will give you update as soon as we receive the draft report.

Best regards,





- ZONE 1:**
- TRENCH APPROX 25FT THRU GRASS
 - TRENCH APPROX 30FT THRU ASPHALT
 - INSTALLING (2) HAND HOLDS
 - INSTALLING (1) GFCI

METER

ZONE 1 - ZONE 2:
- TRENCH APPROX. 40FT ASPHALT
FROM HH

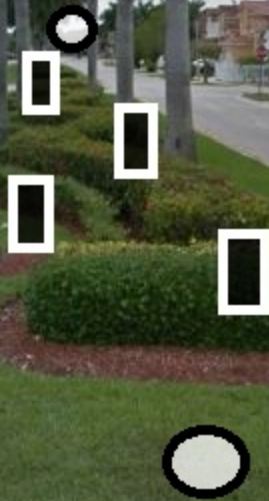
ZONE 1:
- TRENCH APPROX 60' THRU GRASS

SW 109th Palm





ZONE 2:
- TRENCH APPROX 350FT TRHU GRASS
- INSTALL (2) HAND HOLES
- INSTALL (4) GFCI



**ZONE 2 - ZONE 3:
- TRENCH APPROX 70FT THRU ASPHALT CUT FROM HH**



ZONE3:
- TRENCH 650FT THRU GRASS
- INSTALL (2) HAND HOLES
- INSTALL (6) GFCI



2nd St

UNLIMITED ELECTRICAL SOLUTIONS

DATE: JUNE 2, 2023

7601 NW 182 TERRACE
 HIALEAH, FLORIDA 33015
 PHONE: 786-554-3269
 FAX: 305-698-6877
 LIC # EC-13004141

TO : Blue waters 11134 SW 242 ST Homestead FL 33032
pjerez@sdsinc.org

SALESPERSON	JOB	SHIPPING METHOD	SHIPPING TERMS	DELIVERY DATE	PAYMENT TERMS	DUE DATE
Osmany					Due on receipt	

QTY	DESCRIPTION	LINE TOTAL
1	<p>This is a unit price electrical estimate for running underground PVC conduit from the house panel located by the lake at the above-mentioned job address and install multiples GFCI plug all the way along the three main islands as shown on the drawings.</p> <p>We will need to cut the asphalt in three different sections to be able to communicate each island with the main electrical panel.</p> <p>We will run dedicated circuits to each island protected from its own dedicate breaker in the breaker box to comply with code.</p> <p>Notes: we will provide all labor and materials to do this job from start to completion for the total price shown here below. Any other work, alteration, or deviation from above specifications involving extra costs will be excluded only upon written orders, and will become an extra charge.</p> <p>We will not be responsible for the sprinkler conduits.</p>	
TOTAL PRICE		\$ 13,894.00

Customer Signature: _____

Make all checks payable to: UNLIMITED ELECTRICAL SOLUTIONS
THANK YOU FOR YOUR BUSINESS!

Worldwide Distributors Inc. dba Elighting
 10300 SW 72 Street, Ste 235
 Miami, FL 33173 US
 (305) 969-8754
 info@elighting.org
 https://worldwidedistributors.co/



ADDRESS

Armando Silva
 BLUEWATERS CDD
 2501 A BURNS RD
 PALM BEACH GARDENS, FL
 33410

SHIP TO

Armando Silva
 BLUEWATERS CDD
 11134 SW 242 STREET
 HOMESTEAD, FL

Estimate 9610

DATE 03/08/2023

RE: BLUEWATERS COMMUNITY

DESCRIPTION	QTY	AMOUNT
<ul style="list-style-type: none"> • ZONE 1 (located NEAR ROUND ABOUT/ LAKE) - Trenching of approx. 30' through asphalt - Installation of (2) hand holes - Trenching of approx. 60' will be made through grass - Installation of (1) outlet will be installed for a new electric line. - Specific machinery will be used to make the trench which the pipes and electric cables will go through it 		29,850.00
<ul style="list-style-type: none"> • ZONE 1 - ZONE 2: - Trench Approx. 40ft through asphalt 		
<ul style="list-style-type: none"> • ZONE 2: - Installation of (2) hand holes - Trenching of approx. 350' will be made through grass - Installation of (4) outlet will be installed for a new electric line. - Specific machinery will be used to make the trench which the pipes and electric cables will go through it 		
<ul style="list-style-type: none"> • ZONE 2 - ZONE 3: - Trench Approx. 70ft through asphalt 		
<ul style="list-style-type: none"> • ZONE 3: - Installation of (2) hand holes - Trenching of approx. 650' will be made through grass - Installation of (6) outlet will be installed for a new electric line. - Specific machinery will be used to make the trench which the pipes and electric cables will go through it 		

DESCRIPTION	QTY	AMOUNT
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- Electrical tubing will be installed to power the new circuits including connectors and necessary tubing terminals
- Electrical wiring will be installed to power the new circuits including connectors.
- Hand Holes (12" x 18") will be installed inside the land where the necessary connections will be made to supply energy
- The repair of the trench made to pass the pipe and electrical wiring will be carried out
- Approx. 1,150-1,250 FT of trenching through out zones
- Asphalt | Trenching | Repair and Restriping

- (6) Handholds 12x12x12
- (12) 5 holes bell boxes double gang
- (22) Water proof outlets 15amps
- (12) Bubble cover double gang
- (2qt) PVC glue
- (1) bucket of jetline
- (2) Breakers 20 amps
- (12) Support for bell boxes for the back
- (20') EMT 1/2" pipe
- (1400') 1" PVC pipe
- (100) 1" PVC couplings
- (30) 1" PVC connectors
- (40) 1" PVC 90
- (1000') #10 stranded wire black
- (1000') #10 stranded wire white
- (1000') #12 stranded wire green

TOTAL	\$29,850.00
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Accepted By

Accepted Date

RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS 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 Bluewaters Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2023/2024; and

WHEREAS, the Board of Supervisors 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 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 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 12th day of June, 2023.

ATTEST:

**BLUEWATERS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 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, 2023
December 11, 2023
February 12, 2024
March 11, 2024
April 8, 2024
May 13, 2024
June 10, 2024
September 9, 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 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

PUBLISH: MIAMI DAILY BUSINESS REVIEW 9/27/2023

**DISCUSSION REGARDING
REFINANCING OF SERIES 2014 BONDS
PRESENTATION BY FMSBONDS**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**