



**BLUEWATERS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 8, 2026
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 8, 2026
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. March 9, 2026 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 6
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 13
 - 2. Consider Landscaping Proposals.....Page 15
 - 3. Consider New Janitorial Services.....Page 37
- J. Administrative & Operational Matters
 - 1. Statement of Financial Interests – Form 1
 - 2. Announcing Certification of Registered Voters.....Page 39
 - 3. Announcing the Qualifying Period – Noon, Monday, June 8th – Noon, Friday, June 12th
- K. Board Member & Staff Closing Comments
- L. Adjourn

Publication Date
2026-05-22

Subcategory
Miscellaneous Notices

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 8, 2026, 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 2026/2027 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 (786) 313-3661 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

PUBLISH: Miami Herald 05/22/26 & 05/29/26

IPL0341156

May 22,29 2026

**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 9, 2026**

A. CALL TO ORDER

District Manager Armando Silva called the March 9, 2026, Regular Board Meeting of the Bluewaters Community Development District (“District”) to order at 6:29 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 Herald* on October 3, 2025, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairman Rodney Mejia and Supervisors Lorna Burnett and Lazaro Mederos constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; and District Counsel Scott Cochran of Billing Cochran, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions at this time.

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 10, 2025, Regular Board Meeting Minutes

Mr. Silva presented the minutes of the November 10, 2025, 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. Mederos/Ms. Burnett and passed unanimously approving the minutes of the November 10, 2025, Regular Board Meeting, *as presented*.

G. OLD BUSINESS

Mr. Medero/Mr. Mejia requested an update on the installation of the traffic signal at SW 242nd Street and SW 112nd Avenue. Mr. Jerez advised that while the project had been approved, the project was not scheduled to receive funding until 2030. District Staff will continue to follow up on the matter and provide periodic updates.

Mr. Silva advised that the stormwater management system in the District owned tracts had been cleaned. Mr. Mejia responded by stating that Miami-Dade County had not conducted a cleaning of their remaining stormwater management system and there was large ponding every time it rained. Mr. Silva advised that the District had funds and could seek authorization from Miami-Dade County and the District Engineer

to conduct the cleaning of the stormwater management system. A **motion** was made Mr. Mejia, seconded by Mr. Mederos and passed unanimously approving an amount Not to Exceed \$25,000 for the cleaning of the stormwater management system pending authorization from Miami-Dade County and the District Engineer.

H. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Mr. Silva presented Resolution No. 2026-01, entitled:

RESOLUTION NO. 2026-01

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 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

Mr. Jerez read the title of the resolution into the record and reviewed the proposed budget. He advised that since the overall proposed assessments were not increasing in the fiscal year 2026/2027, letters to residents would not be required. Furthermore, Mr. Jerez stated as part of Resolution No. 2026-01, the Board must set a date for the public hearing to adopt the 2026/2027 final fiscal year budget and assessments. A discussion ensued after which:

A **motion** was made by Mr. Mejia, seconded by Mr. Mederos and unanimously passed approving and adopting Resolution No. 2026-01, *as presented*, setting the public hearing to adopt the fiscal year 2026/2027 final budget and assessments for June 8, 2026, at 6:15 p.m. in the Somerset Academy Silver Palms Cafeteria Room located at 23255 SW 115 Avenue, Miami, Florida 33032; and further authorizing publication/notice of the budget public hearing, as required by law.

2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran

Mr. Cochran presented a proposed adjustment to the firm’s hourly fee structure, noting that its current rates had remained in place since 2023 and that the increase was necessary to account for rising operational costs and inflation. Effective October 1, 2026, the hourly rates will be adjusted to \$325 per hour for Partners and \$250 per hour for Associates. Counsel further advised that future adjustments may be considered no more than every third fiscal year in connection with the District’s budget process and tied to changes in the Consumer Price Index. A discussion ensued after which;

A **motion** was made by Mr. Mejia, seconded by Mr. Mederos and unanimously passed approving the Billing Cochran fee adjustment, as presented.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no Administrative & Operational matters.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member or Staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Mejia, seconded by Mr. Mederos and unanimously passed adjourning the Regular Board Meeting at 7:01 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Publication Date
2026-05-22

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Regular Board Meeting of the
Bluewaters Community
Development District

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The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2026/2027 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.

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Bluewaters Community
Development District

www.bluewaterscdd.org

PUBLISH: Miami Herald 05/22/26 & 05/29/26

IPL0341156

May 22,29 2026

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 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 2026/2027 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 2026/2027 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 8th day of June, 2026.

ATTEST:

**BLUEWATERS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Bluewaters
Community Development District

**Final Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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FINAL BUDGET
BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	93,085
MAINTENANCE ASSESSMENTS	148,319
DEBT ASSESSMENTS	302,048
OTHER REVENUES	0
INTEREST INCOME	1,560
TOTAL REVENUES	\$ 545,012
EXPENDITURES	
MAINTENANCE EXPENDITURES	
AQUATIC MAINTENANCE	6,000
ANNUAL LANDSCAPE & IRRIGATION MAINT. SERVICES	80,000
LANDSCAPING UPKEEP	11,000
FPL - IRRIGATION	1,000
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
STORM DRAINAGE/CLASS V PERMIT	0
HOLIDAY LIGHTING AND DÉCOR	12,000
AT&T WIRELESS SERVICE	2,000
PRESSURE CLEANING	10,000
MAINTENANCE CONTINGENCY	8,000
TOTAL MAINTENANCE EXPENDITURES	\$ 180,020
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	2,000
PAYROLL TAXES (EMPLOYER)	153
MANAGEMENT	35,232
SECRETARIAL	4,200
LEGAL	10,500
LEGAL/OTHER	2,400
ASSESSMENT ROLL	6,000
AUDIT FEES	3,800
ARBITRAGE REBATE FEE	650
INSURANCE	9,900
LEGAL ADVERTISING	3,000
MISCELLANEOUS	2,500
POSTAGE	375
OFFICE SUPPLIES	525
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,300
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 89,060
TOTAL EXPENDITURES	\$ 269,080
REVENUES LESS EXPENDITURES	\$ 275,932
BOND PAYMENTS	(283,925)
BALANCE	\$ (7,993)
COUNTY APPRAISER & TAX COLLECTOR FEE	(10,869)
DISCOUNTS FOR EARLY PAYMENTS	(21,738)
EXCESS/ (SHORTFALL)	\$ (40,600)
CARRYOVER FROM PRIOR YEAR	40,600
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	92,522	93,879	93,085	Expenditures Less Interest/.94
MAINTENANCE ASSESSMENTS	149,936	147,627	148,319	Expenditures Less Carryover/.94
DEBT ASSESSMENTS	302,049	302,048	302,048	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	20,221	1,440	1,560	Interest Projected At \$130 Per Month
TOTAL REVENUES	\$ 564,728	\$ 544,994	\$ 545,012	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
AQUATIC MAINTENANCE	3,912	6,000	6,000	No Change From 2025/2026 Budget
ANNUAL LANDSCAPE & IRRIGATION MAINT. SERVICES	81,907	68,000	80,000	\$12,000 Increase From 2025/2026 Budget
LANDSCAPING UPKEEP	0	15,000	11,000	\$4,000 Decrease From 2025/2026 Budget
FPL - IRRIGATION	955	1,000	1,000	No Change From 2025/2026 Budget
IRRIGATION SYSTEM UPKEEP	0	5,000	5,000	No Change From 2025/2026 Budget
COMMUNITY JANITORIAL SERVICES	17,316	18,000	18,000	No Change From 2025/2026 Budget
PARKING ENFORCEMENT & TOWING EXPENSES	7,200	7,500	7,500	No Change From 2025/2026 Budget
FIELD OPERATIONS	2,520	2,520	2,520	No Change From 2025/2026 Budget
ENGINEERING/INSPECTIONS/OTHER	2,459	2,000	2,000	No Change From 2025/2026 Budget
STORM DRAIN CLEANING - TOWNHOMES	8,500	15,000	15,000	No Change From 2025/2026 Budget
STORM DRAINAGE/CLASS V PERMIT	0	3,500	0	Line Item Eliminated
HOLIDAY LIGHTING AND DÉCOR	10,740	12,000	12,000	No Change From 2025/2026 Budget
AT&T WIRELESS SERVICE	1,792	0	2,000	AT&T Wireless Service
PRESSURE CLEANING	9,340	10,000	10,000	No Change From 2025/2026 Budget
MAINTENANCE CONTINGENCY	5,262	8,000	8,000	\$2,000 Decrease From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 151,903	\$ 173,520	\$ 180,020	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	2,200	2,000	2,000	No Change From 2025/2026 Budget
PAYROLL TAXES (EMPLOYER)	168	153	153	Supervisor Fees * 7.65%
MANAGEMENT	33,348	34,308	35,232	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2025/2026 Budget
LEGAL	7,613	11,500	10,500	FY 2025/2026 Expenditure Through Jan 2026 Was \$2,315
LEGAL/OTHER	0	2,400	2,400	No Change From 2025/2026 Budget
ASSESSMENT ROLL	6,000	6,000	6,000	As Per Contract
AUDIT FEES	3,600	3,700	3,800	Accepted Amount For 2025/2026 Audit
ARBITRAGE REBATE FEE	650	650	650	No Change From 2025/2026 Budget
INSURANCE	8,696	9,200	9,900	Fiscal Year 2024/2025 Expenditure Was \$9,217
LEGAL ADVERTISING	988	4,000	3,000	\$1,000 Decrease From 2025/2026 Budget
MISCELLANEOUS	1,392	2,600	2,500	\$100 Decrease From 2025/2026 Budget
POSTAGE	142	400	375	\$25 Decrease From 2025/2026 Budget
OFFICE SUPPLIES	311	550	525	\$25 Decrease From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
TRUSTEE FEES	3,500	4,500	4,300	\$200 Decrease From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2025/2026 Budget
ADMINISTRATIVE CONTINGENCY	0	1,000	1,000	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,333	\$ 89,686	\$ 89,060	
TOTAL EXPENDITURES	\$ 227,236	\$ 263,206	\$ 269,080	
REVENUES LESS EXPENDITURES	\$ 337,492	\$ 281,788	\$ 275,932	
BOND PAYMENTS	(287,781)	(283,925)	(283,925)	2027 P & I Payments Less Interest
BALANCE	\$ 49,711	\$ (2,137)	\$ (7,993)	
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,233)	(10,871)	(10,869)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(20,447)	(21,742)	(21,738)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 24,031	\$ (34,750)	\$ (40,600)	
CARRYOVER FROM PRIOR YEAR	0	34,750	40,600	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 24,031	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET

BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	4,197	1,000	1,250	Projected Interest For 2026/2027
NAV Tax Collection	287,780	283,925	283,925	Maximum Debt Service Collection
Total Revenues	\$ 291,977	\$ 284,925	\$ 285,175	
EXPENDITURES				
Principal Payments	168,000	176,000	185,000	Principal Payment Due In 2027
Interest Payments	90,258	107,100	98,075	Interest Payments Due In 2027
Bond Redemption	0	1,825	2,100	Estimated Excess Debt Collections
Total Expenditures	\$ 258,258	\$ 284,925	\$ 285,175	
Excess/ (Shortfall)	\$ 33,719	\$ -	\$ -	

Series 2024 Bond Refunding Information

Original Par Amount =	\$2,398,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2024		
Maturity Date =	May 2035		
Par Amount As Of 1-1-2026 =	\$2,230,000		

Bluewaters Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment Before Discount*
Administrative	\$ 186.80	\$ 192.25	\$ 197.23	\$ 195.57
Maintenance	\$ 230.20	\$ 315.18	\$ 310.15	\$ 311.60
<u>Debt</u>	<u>\$ 884.10</u>	<u>\$ 635.89</u>	<u>\$ 635.89</u>	<u>\$ 635.89</u>
Total	\$ 1,301.10	\$ 1,143.32	\$ 1,143.27	\$ 1,143.06

* Assessments Include the Following :

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

Community Information:

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

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 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 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 8th day of June, 2026.

ATTEST:

**BLUEWATERS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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:

**November 9, 2026
January 11, 2027
March 8, 2027
May 10, 2027
July 12, 2027
September 13, 2027**

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 ensure 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: THE MIAMI HERALD XX/XX/26

**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, coconuts along the lakeshore, 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

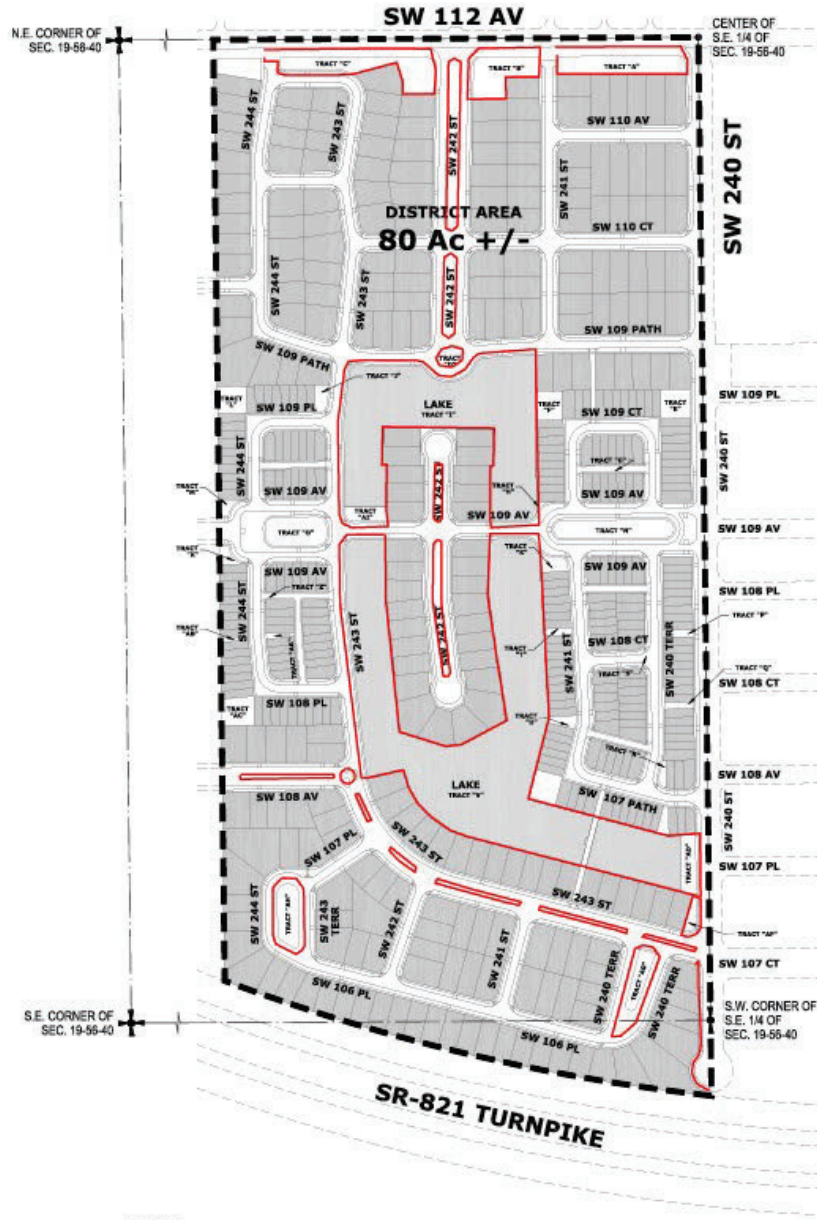
Provide cost for annual pruning of palms located within the areas specified in **Exhibit B – Palm Maintenance Areas**. Work shall be performed to specifications written in accordance with the most current version of the ANSI A300 Pruning Standards. The removal of seed pods shall be included in the cost.

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



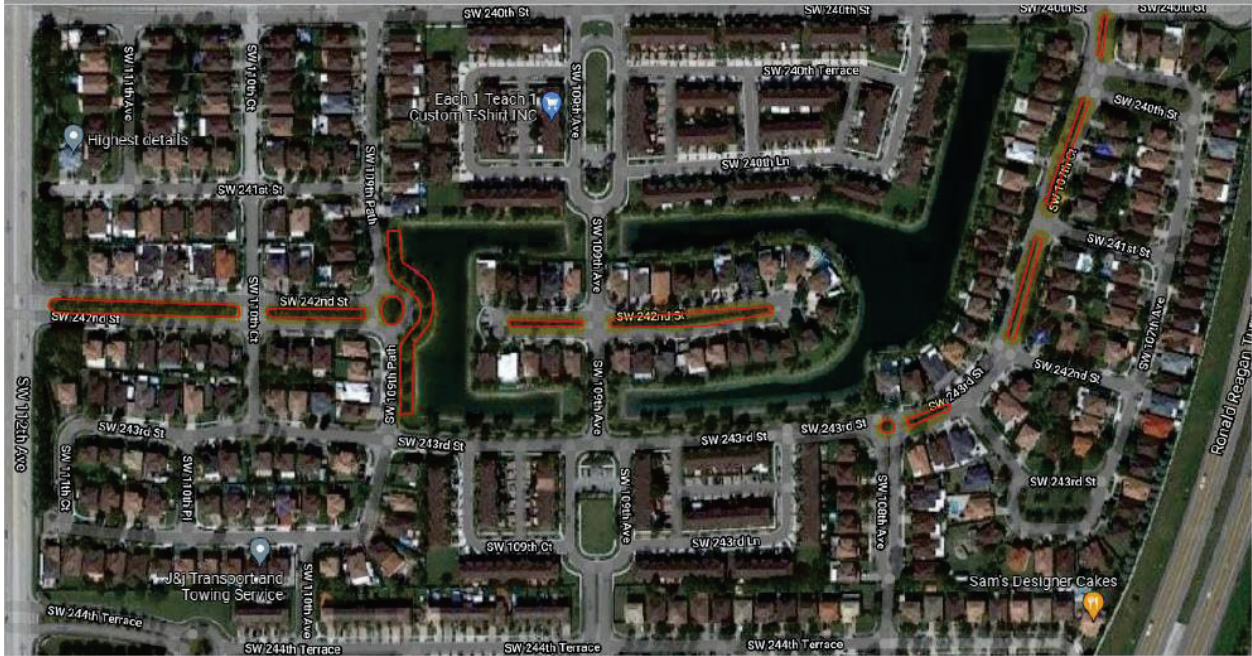
LEGEND
 - - - DISTRICT BOUNDARIES

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



1" = 400'

Exhibit B – Fertilization and Mulch Areas



LAWN AND LANDSCAPE MAINTENANCE PRICE SHEET

Annual Total Price for Base Contract \$ 75,000

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 \$ 1,100
2. Palm Pruning and Seed Pod Removal Price per Service \$ 20,800
3. Mulching Price per Application \$ 4900
4. Individual Price per Mowing \$ 1,270

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

Bluewaters CDD — Landscape Contractor Comparison

Homestead, FL • 80 Ac +/- • 29 Mowing Visits/Year • May 2026

4 Proposals Reviewed

All-in estimates include base + fertilization + mulch + palm/tree care

ANNUAL ALL-IN COST RANKING



	BrightView \$6,250 / mo	Landscape Workshop \$4,802 / mo	FRD Tree & Lawn \$5,667 / mo	Kingdom Cuts \$7,206 / mo avg.
COST BREAKDOWN				
Annual Base Contract	\$75,000	\$57,620	\$67,999	\$86,470
Fertilization	\$6,600 6 apps @ \$1,100	\$5,700 3 apps @ \$1,900	\$1,500 palms only	\$3,730 6 apps
Mulch	\$4,900	\$12,400	\$11,500	\$2,600 * scope incomplete
Palm & Tree Care	\$20,800	~\$17,128	\$17,700	\$11,990
SERVICES INCLUDED IN BASE				
Mowing / Edging / Blowing	✓	✓	✓	✓
Shrub & Hedge Trimming	✓	✓	✓ 12x/yr	✓ 12x/yr
Irrigation Wet Check (12x)	✓	✓	✓	✓ \$4,800/yr
Pest / Weed Control	✓ IPM	✓	✓	✓
Storm / Emergency Response	✓ Dedicated plan	✗ Not included	Not stated	✓ Listed
CREDENTIALS				
Insurance (Meets RFP)	✓ Confirmed	✓ COI available	Not stated	Not stated
Certified Arborist / FNGLA	✓ Both	Not stated	Not stated	Not stated
Dedicated Account Manager	✓ Vanessa Q.	✓ Carlos A.	Not stated	Not stated
Client References Provided	✓ ORCA, Williams Is.	Not provided	Not provided	Not provided

	BrightView	Landscape Workshop	FRD Tree & Lawn	Kingdom Cuts
	\$6,250 / mo	\$4,802 / mo	\$5,667 / mo	\$7,206 / mo avg.
Annual All-In Estimate	~\$107,300 ④	~\$91,448 ①	~\$98,700 ③	~\$87,770 * ②

* **Kingdom Cuts — Scope Incomplete:** Mulch quoted at 4 pallets (\$1,300); doubled to \$2,600 for comparison. Full common-area coverage (comparable to other vendors) would likely add \$10,000–\$11,000, pushing true all-in to ~\$96,000–\$97,000. Bismarck Palm trimming also not included. Board should request revised mulch scope before awarding. | All figures pre-tax. Extra/emergency work billed separately by all vendors.



Dedication

At Kingdom Cuts, we are dedicated to preserving God's natural Kingdom on Earth. The pride we take in our work is evident in each job that we complete. Customer satisfaction is the driving force behind every job we do. We are dedicated to meeting the needs of every customer that we serve.

Longevity

Nothing reflects our commitment to excellence like the number of years we have been blessed to serve the South Florida community. After 30 years, our business has grown thanks to our careful attention to detail and our unwavering commitment to providing first-class service. These principles have laid the groundwork for our longevity in the marketplace.

Honesty & Integrity

Reputation is a key ingredient for differentiating ourselves from the rest. At Kingdom Cuts we have enjoyed an outstanding reputation in all our years of service thanks to our dedication to honesty and integrity. What we promise, we deliver. Our satisfaction comes from when our customers grow to trust us with all their landscaping needs. We understand that the only way to earn that level of trust is to deliver a high degree of honesty and integrity with each of our customers.

Services

At Kingdom Cuts we are equipped to provide high quality landscaping services. We specialize in the following areas:

Landscape Maintenance	Sod Replacement and Installation
Fertilization/Pest Control	Irrigation Installation and Repair
Landscape Lighting Systems	Tree Placement and Trimming
Pavers (i.e. for driveways & decks)	Mulch Installation
Porter Service	Emergency Services



LANDSCAPING SERVICE CONTRACT

The purpose of this Agreement made on May 12, 2026, is to set forth the terms and conditions under which KINGDOM CUTS, INC., (hereinafter called "Contractor") will provide landscape services for BLUEWATERS COMMUNITY DEV. DIST. C/O SDS (hereinafter called "Customer").

This contract will begin on the day of signature and agreement between said parties. Either party may terminate the contract after giving thirty (30) days written notice.

DESCRIPTION OF WORK.

1. There will be a total of approximately twenty-nine (29) cuttings of grass for the year. Please see the attached monthly schedule.
2. Contractor will furnish labor and equipment necessary to perform agreed services. Customer will be charged for all materials used.
3. Customer warrants that all trees, plant material and property upon which work is to be performed are under their control and that they have implicit or explicit authority over the work done on the locations identified. Kingdom Cuts, Inc. is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission.
4. All shrubs & hedges will be trimmed as necessary to maintain height and shape.
5. All beds will be raked and cleaned of debris as needed.
6. All beds and areas surrounding light poles, telephones, curbside, and grassy areas will be weeded as necessary during the visits.
7. All walkways, patios, roadways, driveways, flowerbeds, circular areas, will be cleared of all debris caused during normal lawn service.
8. Contractor will pick up all debris that falls from trees or palms and trash found around property.

9. Removal of seed pods and descending fronds from certain palms under 12 feet tall.
10. Spray Roundup and pulling of weeds monthly to maintain cleanliness.
11. Contractor will perform an irrigation wet check monthly.
12. Contractor will apply mulch according to agreed-upon schedule and Customer's desired mulch.
13. Fertilizer will be applied according to the schedule requested by Customer. The fertilizers that will be applied by Contractor are granular in nature.

COMPENSATION.

1. The agreed compensation for work pursuant to this contract can be found in the attached schedule.
2. Payment is due immediately upon receipt of our invoice. Any payment which is not made when due under this Agreement shall bear interest at the rate of 10% per annum from the due date to the payment date. Contractor reserves the right in its sole discretion to waive any interest.
3. A returned check penalty fee of \$25 will be charged to client's account for any returned check due to insufficient funds.
4. Contractor/owner reserves the right to order changes such as additional work without invalidating this contract. Both parties will come to a mutual agreement and make the necessary adjustment in the contract price.
5. Should Contractor be required to engage the services of an attorney in connection with this agreement or to enforce payment hereunder, Contractor shall be entitled to his reasonable attorney's or collection fees.

LIABILITY.

1. Contractor shall attempt to meet all performance dates but shall not be liable for damages due to delays from inclement weather or other causes beyond our control.
2. Contractor guarantees that it will perform its service in a workmanlike and professional manner.

3. Customer's right to repair and replace are the exclusive remedies, and Contractor shall not be liable for damages, whether ordinary, incidental, or consequential other than as expressly set forth herein.

The above-listed specifications and conditions are satisfactory and hereby accepted.

BLUEWATERS COMMUNITY DEV. DIST. C/O SDS

DATE

Charlie Mannara

KINGDOM CUTS, INC.

May 12, 2026

DATE

**SERVICE SCHEDULE FOR
Bluewaters Community**

May 12, 2026

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	# OF VISITS	UNIT PRICE	ANNUAL COST	MONTHLY COST
GROUP A																
1.01 TURF MAINTENANCE (Includes edging, line trimming, and blowing all grass and leaves. Based on 2026 Calendar Year.)	2	2	2	2	3	3	3	3	3	2	2	2	29	1,650	\$ 47,850	\$ 3,988
1.02 TRIMMING HEDGE/SHRUB	1	1	1	1	1	1	1	1	1	1	1	1	12	1,400	16,800	1,400
1.03 DEBRIS REMOVAL AFTER EACH SERVICE (Included in 1.01)	2	2	2	2	3	3	3	3	3	2	2	2	29	-	-	-
GROUP B																
2.01 PRE- & POST-EMERGENT WEED CONTROL (Included in 1.01)	1	1	1	1	1	1	1	1	1	1	1	1	12	-	-	-
2.02 FERTILIZER (Balanced fertilizer for turf).	-	-	1	-	-	-	-	-	-	-	-	-	1	355	355	30
2.03 FERTILIZER (Balanced fertilizer for ornamentals & hedges).	-	-	1	-	-	-	-	-	1	-	-	-	2	675	1,350	113
2.04 FERTILIZER (Balanced fertilizer for Royal Palm Trees).	-	-	1	-	-	-	1	-	-	-	1	-	3	675	2,025	169
GROUP C																
3.01 TREE TRIMMING (Trees above 12' tall.)	-	-	-	-	1	-	-	-	-	-	-	-	1	3,440	3,440	287
3.02 PALM TRIMMING (Royal Palms in Exhibit B & Coconut Palms in Exhibit B and around lakes.)	-	-	1	-	-	-	-	-	-	-	-	-	1	8,550	8,550	713
GROUP D																
4.01 IRRIGATION SERVICE (Wet check only. Repairs not included.)	1	1	1	1	1	1	1	1	1	1	1	1	12	400	4,800	400
GROUP E																
5.01 MULCHING (Based on 4 pallets of Red Mulch.)	-	-	-	-	-	-	-	-	-	-	1	-	1	1,300	1,300	108
TOTAL COST															\$ 86,470	\$ 7,206



Dedication

At Kingdom Cuts, we are dedicated to preserving God's natural Kingdom on Earth. The pride we take in our work is evident in each job that we complete. Customer satisfaction is the driving force behind every job we do. We are dedicated to meeting the needs of every customer that we serve.

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Landscape Maintenance	Sod Replacement and Installation
Fertilization/Pest Control	Irrigation Installation and Repair
Landscape Lighting Systems	Tree Placement and Trimming
Pavers (i.e. for driveways & decks)	Mulch Installation
Porter Service	Emergency Services



LANDSCAPING SERVICE CONTRACT

The purpose of this Agreement made on May 12, 2026, is to set forth the terms and conditions under which KINGDOM CUTS, INC., (hereinafter called "Contractor") will provide landscape services for BLUEWATERS COMMUNITY DEV. DIST. C/O SDS (hereinafter called "Customer").

This contract will begin on the day of signature and agreement between said parties. Either party may terminate the contract after giving thirty (30) days written notice.

DESCRIPTION OF WORK.

1. There will be a total of approximately twenty-six (26) cuttings of grass for the year. Please see the attached monthly schedule.
2. Contractor will furnish labor and equipment necessary to perform agreed services. Customer will be charged for all materials used.
3. Customer warrants that all trees, plant material and property upon which work is to be performed are under their control and that they have implicit or explicit authority over the work done on the locations identified. Kingdom Cuts, Inc. is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission.
4. All shrubs & hedges will be trimmed as necessary to maintain height and shape.
5. All beds will be raked and cleaned of debris as needed.
6. All beds and areas surrounding light poles, telephones, curbside, and grassy areas will be weeded as necessary during the visits.
7. All walkways, patios, roadways, driveways, flowerbeds, circular areas, will be cleared of all debris caused during normal lawn service.
8. Contractor will pick up all debris that falls from trees or palms and trash found around property.

9. Removal of seed pods and descending fronds from certain palms under 12 feet tall.
10. Spray Roundup and pulling of weeds monthly to maintain cleanliness.
11. Contractor will perform an irrigation wet check monthly.
12. Contractor will apply mulch according to agreed-upon schedule and Customer's desired mulch.
13. Fertilizer will be applied according to the schedule requested by Customer. The fertilizers that will be applied by Contractor are granular in nature.

COMPENSATION.

1. The agreed compensation for work pursuant to this contract can be found in the attached schedule.
2. Payment is due immediately upon receipt of our invoice. Any payment which is not made when due under this Agreement shall bear interest at the rate of 10% per annum from the due date to the payment date. Contractor reserves the right in its sole discretion to waive any interest.
3. A returned check penalty fee of \$25 will be charged to client's account for any returned check due to insufficient funds.
4. Contractor/owner reserves the right to order changes such as additional work without invalidating this contract. Both parties will come to a mutual agreement and make the necessary adjustment in the contract price.
5. Should Contractor be required to engage the services of an attorney in connection with this agreement or to enforce payment hereunder, Contractor shall be entitled to his reasonable attorney's or collection fees.

LIABILITY.

1. Contractor shall attempt to meet all performance dates but shall not be liable for damages due to delays from inclement weather or other causes beyond our control.
2. Contractor guarantees that it will perform its service in a workmanlike and professional manner.

3. Customer's right to repair and replace are the exclusive remedies, and Contractor shall not be liable for damages, whether ordinary, incidental, or consequential other than as expressly set forth herein.

The above-listed specifications and conditions are satisfactory and hereby accepted.

BLUEWATERS COMMUNITY DEV. DIST. C/O SDS

DATE

KINGDOM CUTS, INC.

DATE

**SERVICE SCHEDULE FOR
Bluewaters Community**

May 12, 2026

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	# OF VISITS	UNIT PRICE	ANNUAL COST	MONTHLY COST
GROUP A																
1.01 TURF MAINTENANCE (Includes edging, line trimming, and blowing all grass and leaves. Based on 2026 Calendar Year.)	2	2	3	2	2	2	2	3	2	2	2	2	26	1,650	\$ 42,900	\$ 3,575
1.02 TRIMMING HEDGE/SHRUB	1	1	1	1	1	1	1	1	1	1	1	1	12	1,400	16,800	1,400
1.03 DEBRIS REMOVAL AFTER EACH SERVICE (Included in 1.01. Based on 2026 Calendar Year.)	2	2	3	2	2	2	2	3	2	2	2	2	26	-	-	-
GROUP B																
2.01 PRE- & POST-EMERGENT WEED CONTROL (Included in 1.01)	1	1	1	1	1	1	1	1	1	1	1	1	12	-	-	-
2.02 FERTILIZER (Balanced fertilizer for turf).	-	-	1	-	-	-	-	-	-	-	-	-	1	355	355	30
2.03 FERTILIZER (Balanced fertilizer for ornamentals & hedges).	-	-	1	-	-	-	-	-	1	-	-	-	2	675	1,350	113
2.04 FERTILIZER (Balanced fertilizer for Royal Palm Trees).	-	-	1	-	-	-	1	-	-	-	1	-	3	675	2,025	169
GROUP C																
3.01 TREE TRIMMING (Trees above 12' tall.)	-	-	-	-	1	-	-	-	-	-	-	-	1	3,440	3,440	287
3.02 PALM TRIMMING (Royal Palms in Exhibit B & Coconut Palms in Exhibit B and around lakes.)	-	-	1	-	-	-	-	-	-	-	-	-	1	8,550	8,550	713
GROUP D																
4.01 IRRIGATION SERVICE (Wet check only. Repairs not included.)	1	1	1	1	1	1	1	1	1	1	1	1	12	400	4,800	400
GROUP E																
5.01 MULCHING (Based on 4 pallets of Red Mulch.)	-	-	-	-	-	-	-	-	-	-	1	-	1	1,300	1,300	108
TOTAL COST															\$ 81,520	\$ 6,793



FRD complete tree service & lawn care
 14805 Sw 258th AVE Homestead FL 33032
 786 269-7451 Fax 786 377-3630
[Email: Luis.jl2078@gmail.com](mailto:Luis.jl2078@gmail.com)
[Cellphone: 305 224 3846](tel:3052243846)

Lawn Service Contract 2026

Bluewaters Community
11133 SW 242nd St
Homestead, FL 33032
United States

SCOPE OF WORK

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TL
Mowing	2	2	2	2	2	3	3	3	3	2	2	2	29
Trimming	1	1	1	1	1	1	1	1	1	1	1	1	12
Hard Edging	2	2	2	2	2	3	3	3	3	2	2	2	29
Bed Edging	2	2	2	2	2	3	3	3	3	2	2	2	29
Air Blowing	2	2	2	2	2	3	3	3	3	2	2	2	29
Roundoff	1	1	1	1	1	1	1	1	1	1	1	1	12
Wet Check	1	1	1	1	1	1	1	1	1	1	1	1	12

TOTAL PER MONTH = \$5,666.66

TOTAL PER YEAR = \$67,999.92

Mulch in all common areas \$11,500– Once per year

Palm care – Royal, Bismarckia, Coconut - \$17,700

Fertilize Palms - \$1,500

TOTAL PER YEAR = \$98,699.92

Other Service

For extra service there will be an additional charge

Service and extra work on property (not included per contract)



FALCON VAC SOLUTIONS
LLC

8285 NW 186th St Ap 604

Hialeah, FL

33015-2654

+1 (786) 3433398

<https://www.falconvac.com>

Info@falconvac.com

ESTIMATE

EST0053

DATE

05/22/2026

TOTAL

USD \$3,600.00

TO

Bluewaters CDD

2501A Burns Rd, Palm Beach Gardens, FL 33410

☎ 5616304922

📠 5616304922

DESCRIPTION	RATE	QTY	AMOUNT
Service Description: Inspection and clearing of property trails to collect and dispose of accumulated trash and waste material. Frequency: 3 visits per week for a duration of 1 month (Total of 12 visits). Rate: \$300.00 per visit. Estimated Monthly Total: \$3,600.00	\$300.00	12	\$3,600.00
TOTAL			USD \$3,600.00

TERMS: Net 30

Acceptance on next page...

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Falcon Vac Solutions LLC is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
[@votemiamidade](https://twitter.com/votemiamidade)

April 29, 2026

Mr. Armando Silva
Special District Services, Inc.
2501 A Burns Road
Suite A
Palm Beach Gardens, FL 33410

Dear Mr. Armando Silva:

The Office of the Supervisor of Elections has completed a review of the area described as ***Bluewaters Community Development District***. A certification of the number of registered voters is enclosed for your reference.

A fee of \$ 60.00 has been assessed for the research and labor involved in determining the number of registered voters in the proposed Community Development District (CDD).

Should you have any questions or concerns, please feel free to contact Michelle McClain, Deputy Supervisor of Elections for Voter Services at 305-499-8302 or by email at Michelle.McClain@votemiamidade.gov.

Best regards,

Alina Garcia
Supervisor of Elections
Office of the Supervisor of Elections
Miami-Dade County

Enclosure (2)

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Bluewaters Community Development District**, as described in the attached **MAP**, has **1020** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.

