

**MONTERRA
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE
AUGUST 20, 2018**

**Monterra
Community Development District**

Inframark, Infrastructure Management Services

210 North University Drive • Suite 702 • Coral Springs, Florida 33071

Tel: (954) 603-0033 • Fax: (954) 345-1292

August 13, 2018

Board of Supervisors
Monterra
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Monterra Community Development District will be held on Monday, August 20, 2018 at 6:00 p.m. at the Club at Monterra, located at 8451 Monterra Boulevard, Cooper City, Florida. Following is the advance agenda for the meeting:

1. Roll Call
2. Approval of Agenda
3. Approval of the Minutes of the July 16, 2018 Meeting
4. Approval of July 31, 2018 Financial Statements
5. Audience Comments
6. Public Hearing to Consider Adoption of the Fiscal Year 2019 Budget
 - A. Fiscal Year 2019 Budget Discussion
 - B. Consideration of Resolution 2018-10, Adopting the Fiscal Year 2019 Budget
 - C. Consideration of Resolution 2018-11, Levying Assessments for Fiscal Year 2019
7. Update on the Primrose School Development
8. Update on the Sienna Housing Project
9. Landscaping – BrightView Discussion
10. HOA Management Change – Rey Nunez
11. Annual Engineering Report to the Trustee
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Clubhouse – Items for Approval
 - i. Palm Tree Replacements
 - ii. Tree Replacement
 - iii. Planting of Annuals
 - iv. Additional Cameras
 - v. Surveillance Cameras
 - D. District Manager
 - i. Ratification of District Manager Expenditures
 - ii. Headwall Restoration Quotes
 - iii. Update on the Fencing and Walls in Estada
 - iv. Traffic Control – Speed Bumps Discussion
 - v. Fiscal Year 2019 Meeting Schedule
13. Supervisors' Requests
14. Adjournment

The balance of the agenda is routine in nature and staff will present and discuss their reports at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

George Miller

George Miller
District Manager

Second Order of Business

Monterra Community Development District

Board of Supervisors

- | | |
|---|-----------------------------------|
| □ Ricardo Lowe, Chairman | □ George Miller, District Manager |
| □ Greg Popowitz, Vice Chairman | □ Kenneth Cassel, Secretary |
| □ Susan Kooiman, Assistant Secretary | □ Ginger Wald, District Counsel |
| □ Massimo Pulcini, Assistant Secretary | |
| □ Avi Ciechanowiecki, Assistant Secretary | |

Agenda for Regular Meeting

Monday, August 20, 2018 – 6:00 p.m.

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- 13. Supervisors' Requests**
- 14. Adjournment**

The next Meeting is scheduled for Monday, September 17, 2018 at 6:00 p.m.

District Office

Inframark
210 North University Drive, Suite 702
Coral Springs, Florida 33071
(954) 603-0033

Meeting Location

Club at Monterra
8451 Monterra Boulevard
Cooper City, Florida 33024
(954) 374-9936

Third Order of Business

**MINUTES OF MEETING
MONTERRA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Monterra Community Development District was held Monday, July 16, 2018 at 6:00 p.m. at the Club at Monterra, located at 8451 Monterra Boulevard, Cooper City, Florida.

Present and constituting a quorum were:

Ricardo Lowe	Chairman
Greg Popowitz	Vice Chairman
Susan Kooiman	Assistant Secretary
Avi Ciechanowiecki	Assistant Secretary

Also present were:

George Miller	District Manager
Ginger Wald	District Counsel
Joaquin Mojica	District Engineer
Maria Mihailovschi	Castle Group
Josh Antoine	Castle Group
Rusty McCarthy	BrightView Landscaping
Frank Valdes	BrightView Landscaping
Mike Ruggerio	BrightView Landscaping
Dennis Smith	BrightView Landscaping
Matt Weinrich	BrightView Landscaping
Numerous Residents	

Due to a failure of the audio equipment, the beginning of the meeting was summarized based on the District Manager's notes.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lowe called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of Agenda

Mr. Lowe presented the agenda for the meeting and the following amendment was requested:

- Move Item 7B after the fifth order of business.

There being no further amendments,

On MOTION by Ms. Kooiman, seconded by Mr. Ciechanowiecki, with all in favor, the agenda for the meeting was approved as amended.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 18, 2018 Meeting

Mr. Lowe stated each Board member received a copy of the Minutes of the June 18, 2018 Meeting and requested any additions, corrections or deletions.

There being none,

On MOTION by Ms. Kooiman, seconded by Mr. Ciechanowiecki, with all in favor, the Minutes of the June 18, 2018 Meeting were approved.

FOURTH ORDER OF BUSINESS

Approval of Financial Statements

A. May 31, 2018

B. June 30, 2018

Mr. Lowe presented the Financial Statements as of May 31, 2018 and June 30, 2018, and requested any amendments.

There being none,

On MOTION by Mr. Ciechanowiecki, seconded by Mr. Popowitz, with all in favor, the Financial Statements as of May 31, 2018 and June 30, 2018 were approved.

FIFTH ORDER OF BUSINESS

Audience Comments

A resident, Mr. Avi Fishman, discussed a near miss traffic accident between his wife and a pool truck speeding through the neighborhood. He had a question regarding speed bumps.

Mr. Fishman: I like to keep my family safe. Since my neighbor was on a bike and fell off because of erratic driving and I nearly lost my wife, I think this is important. I know there have been discussions in the past about those speed bumps or humps. Signs apparently are not effective, but I am going to pester the Board because I want to come home to a wife and two children.

Ms. Kooiman: Can you get the license plate number?

Mr. Fishman: It is a little late now, but I know it was a big truck installing a pool at the far end by a company by the name of Essig. I do not really care who almost killed her. She is still alive. I cannot be responsible for their driving. I am more concerned about everyone's driving and we read about this all of the time and we make funny remarks about it, but since she pulled over quickly and reacted as quickly as she could, she was shaken up for two days. She hit a mailbox. She did not damage the box. I am more concerned about my wife than the mailbox.

Mr. Lowe: What is the process for speed bumps?

Ms. Wald: Your District Engineer should find out the requirements for the county and the city, and whether speed tables should be placed on the CDD public roadway. Once you find out where they can be, it makes the most sense from a speed table concern as to where they should be located to keep the speed down. Again, they are just a deterrent. They are not the *end all be all*, and most communities that are CDDs that own the roadways that have them, people still complain and they will just fly over the speed humps. They do not care about their vehicles or anyone else in their way, but they are a deterrent and then the cost of them again, depending on the roadway that they are allowed is fairly negligible. It is the upkeep, you have to paint them, you have to make sure they are in place, but they are not allowed on every single roadway. It would have to be researched as to specifically where and the fact that they are allowed.

Mr. Ciechanowiecki: Perhaps we can get them on the main thoroughfares.

Mr. Miller: You also have consideration of the type of speed hump or bump and you need to talk to your fire department because there is at least one city in Broward County a number of years ago, which installed them and they were fine, but the fire trucks could not get across them and an EMS truck went across and everything inside opened up and fell down.

Mr. Lowe: Should we cross the first check and do the research?

Mr. Miller: As a matter of fact, that was something I was asked to bring up.

Mr. Lowe: Should we instruct the District Engineer to do the research?

Ms. Wald: If I were you, I would truncate it to which roadways you are looking at because again, if you narrow the concern, you are spending less money on those obstacles.

Mr. Popowitz: I am thinking of what we did last year with the school bus stops, and maybe target those areas.

Mr. Ciechanowiecki: I would start off in the subdivisions.

Mr. Popowitz: If we are going to ask the Engineer, I would rather know up front if we have permission to do this versus the smaller subdivisions and we can act from that.

Mr. Ciechanowiecki: I think we can look at the scope and break it up. What is the immediate impact if we have chosen to do this, and is it allowed?

Mr. Popowitz: We just need to ask what we can do with this.

Mr. Lowe: Is that feasible to understand?

HOA Representative: Have you guys been able to figure out some kind of a system so we can bring in a third party vendor and we can do like Saturday – Karate for the Kids or something. Were you able to bring something in place for us?

Mr. Ciechanowiecki: We are working on something.

Ms. Wald: The final one was provided to you.

Mr. Ciechanowiecki: I know we were working on it last minute.

HOA Representative: Is there any contract you want me to sign?

Ms. Wald: Did you receive from Vanessa the final Facility Use Agreement after the last meeting? I thought I saw the email.

Mr. Miller: Yes.

Ms. Wald: You have it.

Mr. Miller: I do have it. If she does not, I will see that gets a copy and we will communicate on it.

Ms. Wald: That is in place. As approved at the last meeting in substantial final form, we have a Facility Use Agreement between the Community Development District, as to use of the clubhouse, and the HOA, and so now with that agreement the HOA will now be able to move forward and bring in certain types of vendors. If the HOA is so inclined to provide that type of service, they now have an agreement with the CDD, and the form they have to fill out belongs with the vendor.

HOA Representative: Do you have insurance requirements which will be sent to me?

Ms. Wald: There are insurance requirements which are required by the HOA which has to be provided to the District, and also the vendor to provide to ensure the District is protected.

HOA Representative: Secondly, I just wanted to let you know, we have a new Property Manager. Her name is Terri and she is doing weekly inspections. We were not doing inspections for many months, so finally they switched Property Managers, and inspections are happening. I

just want to let everyone know, with regards to the recent altercation, I do not know what happened as I was not there.

Ms. Kooiman: I want to add that what was in that email was blatantly not what happened.

HOA Representative: I cannot defend my Property Manager, I have my own issues, but I just want to let you know we do have a Property Manager and we are going to be discussing this at our next HOA meeting.

Mr. Lowe: I think just as a reminder to myself and all of us, is we are no different than all the residents and if I see someone walking in front of my house, I am just going to call BSO. I am not going to confront the person simply because I do not know. That is what my common sense tells me. Again, I am not here to try to tell people what to do. I am just telling you from the bottom of my heart, this is what I would do if I witness something. I would probably not even think about opening the door and confront the person.

HOA Representative: I just want to let everyone know, it is a new Property Manager, and she just started.

Mr. Lowe: On the other hand, I also see we all have issues over the summer and we have had issues in the past, so it is a very fine line where you can or cannot be protective of your surroundings. Everyone is entitled to make a judgment call. Again, I am not judging by any means, but I am just trying to remind ourselves we are human beings. I have a question on something that maybe you can help us. I understand from Mr. Miller that he is missing calls from Chris.

Mr. Miller: I have an update for today.

Mr. Lowe: Did you actually meet her?

Mr. Miller: No, but we scheduled a meeting here on Wednesday at 10:00 a.m.

SEVENTH ORDER OF BUSINESS

Staff Reports

B. Engineer

i. Consideration of Proposal for the Annual Report to the Bond Trustee

Mr. Miller: We received a proposal. Some substance in an annual report is required to our bond trustee. This year we are actually getting an asbuilt report. Basically, they are going to look at all of our infrastructure which is the supporting security for our bonds. They priced it out according to various topics which are needed. The fact that we have already had them do work on our lake has helped considerably, but they still have to look at our drains and sewers, as well as

any structures on there. I believe the price they have come up with is approximately \$24,000. I have certainly been talking about this off and on for some time and I am certainly in favor of contracting with them and asking them to do it.

Mr. Lowe: Does this have a grade at the end? Is it a pass or fail? Is it one, two, three, four and five, or is it a State of the Union type of report?

Mr. Mojica: We will do an inspection and provide recommendations for the water, sewers, stormwater systems, the landscaped areas, and areas that are in need of repair, and it is up to you to move forward with recommendations.

Mr. Popowitz: Does this take into account the work you have done previously?

Mr. Mojica: We will incorporate the lake assessment report into the stormwater report.

Mr. Ciechanowiecki: I think the cost was the same when it was first presented, was it not?

Mr. Mojica: The lake erosion portion we prepared already will be incorporated in the annual report, but the remainder of the stormwater system which consists of all catch basins, opening the catch basins, checking all of the pipes, and items which were not in the lake erosion portion.

Mr. Ciechanowiecki: This looks similar to what the request was the last time and I do not see a \$2,000, \$3,000, or \$4,000 deduction on this lump sum.

Mr. Popowitz: We are saying we should get credit for what we paid for the lake erosion.

Mr. Mojica: I do not have the original quote that was here with me. I will have to see what it was. I would be glad to do that.

Mr. Ciechanowiecki: Before I accept, I would like to see that.

Mr. Popowitz: You can accept it contingent on verification.

Mr. Kooiman: I would like to accept it on contingency that we get a credit. If we keep waiting until August to start this and then it is September or October, when is it due, in October?

Mr. Lowe: I agree.

Mr. Miller: The fiscal year end.

Mr. Popowitz: Let Mr. Miller verify with them.

Mr. Lowe: Are you in a position to agree on a number?

Mr. Mojica: I would have the previous emails or the proposals for the lake erosion report on what we did. I know we quoted the engineer's report.

Mr. Lowe: Do you remember that cost of the original engineer's report?

Mr. Miller: No, I do not.

Mr. Mojica: I do not know if it is over \$24,000 or we said it was \$24,000 and now that we did the lake erosion, we should subtract.

Mr. Popowitz: Can we just verify that?

Mr. Mojica: We can always verify it.

Mr. Popowitz: I think it is set at that quote that he applied against.

Mr. Lowe: I agree with Ms. Kooiman. I think I want to have something in place so we can move forward, otherwise it is just another month.

Mr. Popowitz: I agree.

Mr. Miller: I was going to mention about the time. How much time will it take you to do the asbuilts if you are going to look at the sewers, or I know there was an option there whether they were going to run a camera through. If you experience problems, the public may want a camera. If you are not experiencing problems, then you would not. Everything is a function of time now more than anything else. Am I correct?

Mr. Mojica: It will take us at least 30 days.

Mr. Popowitz: Didn't we agree on the sewer system to do it a yearly or a third of the basins, a year or two ago, to do a check of the pumps? I know we discussed it in detail.

Ms. Kooiman: they never did check the sewer systems.

Mr. Popowitz: I do not think they ever did it.

Ms. Kooiman: They talked about the concept with merging the new development with the 30 homes, or whatever it was going to be at the time, but they never inspected it.

Mr. Popowitz: I do recall maintenance last year, to do a third of the basins.

Ms. Kooiman: That was the idea, but it never got above the table.

Ms. Kooiman MOVED to proceed with the Engineer's Report contingent upon receipt of credit for funds already spent on the lake inspection.

Mr. Popowitz: The cost should not exceed \$24,000, I believe.

Mr. Mojica: I can go back to the office and check it.

Mr. Miller: Can you repeat the motion?

Ms. Kooiman: the motion is to go ahead with the engineering report contingent upon the idea that we are credited the amount we have spent on the lake erosion study.

Mr. Popowitz SECONDED the prior motion.

Ms. Wald: It is a motion to approve the Additional Service Agreement for Professional Services submitted by the District Engineer in the lump sum not to exceed \$24,000 contingent upon the verification by the District Manager that the amount paid to the District Engineer for the lake bank erosion inspections and report are deducted therefrom.

On VOICE vote with all in favor, the Additional Service Agreement for Professional Services submitted by the District Engineer in the lump sum amount not to exceed \$24,000, contingent upon verification by the District Manager that the amount paid to the District Engineer for lake bank erosion inspections and report are deducted therefrom, was approved.

Mr. Popowitz: Just as a point of clarification or moving forward, Mr. Miller, is it possible to have the gate number for the sections on that cover page, so that if we are stalling on the browser, we can get to that section?

Mr. Miller: I will look into that.

Mr. Lowe: We need the District Engineer to stay for the conversation on lake erosion. Perhaps we can talk about that now. The question is, on the proposal for improving the erosion we have, including the headwalls and the improvements on the shoreline, what is the recommended timing? Is it a project that should be done all at once because of the scale or can the project be done over an x number of years because it is not that bad, although it is going to cost more? Obviously, there are pros and cons. What is your suggestion for Phases 1, 2, 3, 4 and 5?

Mr. Mojica: Phase 1 is a high priority guidance and should be done first. I would agree that within Phase 1, there are three specific areas we identified which were improvements that were done apparently by residents and as far as those being a priority for us, you guys can make that a priority if you want it incurred into the rest of the setup and arrange with them how you are going to deal with that. The other two are the headwall restorations and the shoreline, actually the erosion itself and those two, I would do the shoreline because from what I have seen in other developments we recently had a sad incident where a toddler drowned. He roamed into the lake and just because there was erosion it was not proven the erosion caused it, they sued the developer

and the case is in court right now. It is a liability issue, so it is something that perception tends to be the culprit sometimes.

Mr. Miller: We asked you last month or the month before, you did present it last month, a prioritization of the overall project and you brought that down to about \$400,000, a little over that. We then were focusing from our standpoint, on headwalls which was approximately \$75,000. Is there any way that you can help us prioritize each lake? The amount of \$400,000 is large right now and I know although we have a new fiscal year in two months, it is still a big number. Is there some way you can identify that if it is Lake 18 and it is on the northeast side we have to look there, and on Lake 5 it might be something else to help us understand from a timing standpoint? I personally would like nothing better than to get it all done at once, but \$1,050,500 is a large number.

Mr. Popowitz: Why don't we ask for an overall timetable over four or five years?

Mr. Lowe: I guess I have a different idea. Maybe piecemeal it in terms of years, not necessarily within the year. I think we are basically looking at the budget and it does not really matter whether it is January or December. Just as a shot in the dark, I put the headwall restoration which we already discussed in terms of being OK with that, for something I hope we can get started in 2018, and the other two projects are Phase 1, which is a shoreline restoration and non-conforming shoreline improvements, I put those for 2019. My question is not from a budget point of view. My question is really from an engineering point of view. Is this going to be worse next year, therefore, there is more liability and exposure and is it going to cost more and therefore, should it be taken care of sooner rather than later? My question is from an engineering point of view, not necessarily the money portion.

Mr. Mojica: From an engineering point of view, the shoreline restoration is more of a priority than headwalls. The reason I say that is we are in storm season. You get storms, wind and a lot of rains. It is going to get worse and therefore, it is going to get more expensive.

Mr. Lowe: Should it be taken care of in 2019?

Mr. Ciechanowiecki: It should be done during the non-rainy season. Is that correct, because you need the water to withdraw somewhere?

Mr. Mojica: Ideally, that is the case because it exposes more of the shoreline so that you remediate it easier. I do not know how high the water is, it is the high season, high water table recovering because when we brought the pictures and put them up you guys can see the conditions

have changed, and it is probably more difficult for a contractor to come back and repair it now, so perhaps it can wait.

Mr. Lowe: Obviously there is the shoreline and headwalls for Phase 2. Is that something which can be done in 2019 or can it be done in 2020?

Mr. Mojica: Based on the conditions we saw and the reason we put them on Phase 2 as far as priority, if you would put a timeline on it, I would say 2020. We already have items for 2018, and the reason they are Phase 2 is because of the level of erosion. We categorized it from one inch to six inches and then anything above six inches is Phase 1. When we are at somewhere like two, three, four, five or six inches for that to get to where it is a priority, it is going to take some time.

Mr. Lowe: So I believe it is 2020. I am asking you first of all how much of a rush you are going to have over the next two years in hours.

Mr. Mojica: When you are talking about 18 months before 2020, I would say that Phase 2 in 2020 is not out of the realm.

Mr. Lowe: If you are done in 2021, is that too far? The last question before you leave is a similar analysis we probably need for Estada fence columns. Are we talking about \$200,000, or \$1 Million for Phases 1 and 2?

Mr. Mojica: With regards to the columns, we did an inspection a few months back and then went through our files and the history since we have been the District Engineer, and apparently, at some point, there were some proposals requested in the past to try to find out what the issue was and what was causing the columns to tilt, and three companies submitted proposals to us to review, I guess the Board requested the we review proposals for a geotechnical investigation. I looked at the columns, walked the entire length of the problem and took pictures, and I personally do not think those proposals are accurate to be considered. They are old, but what they are looking at you can see the problem without digging. As the trees grew bigger with time, nothing is going to stop the root of the trees, especially those big trees. You can test the soils all you want. Personally, I think there is a 99% chance it is the trees.

Mr. Lowe: I understand we obviously need to remove the trees and get new trees.

Ms. Kooiman: We can cut the limbs of the barrier, correct?

Mr. Mojica: You can do what is called root pruning. Depending on the size of the trees, and they are large trees which can get a little expensive and *uphill* to permit, the health of the trees is going to get impacted, therefore, we have to look at other ways to explore this.

Mr. Lowe: I guess that is what I am asking. What is the cost including tree improvement or whatever you want to call it? I am assuming if it comes already like this, just because you take away the tree, it will have to be replaced, removed or re-done. I guess what I want for the next meeting hopefully is if someone can give me a number for the entire project and timing.

Mr. Ciechanowiecki: The cost should also include attention to solutions too

Mr. Antoine: I think for our purposes, I know this is probably part of the site plan, where trees are involved with the developer and the city, but I believe there is some kind of disconnect that we are now having to pay for to solve this problem when trees probably should not have been planted that closely to the headwalls. I think that is a fundamental problem of why we are in this situation. I think we need to keep on the back of our minds what can be done now.

SIXTH ORDER OF BUSINESS

Landscaping

A. Presentation by Mr. Rusty McCrary and BrightView Staff

Mr. Miller: We can approach this a couple of different ways. We have two groups of people. The first person is Mr. Rusty McCrary. He has been on the property for some time. He basically takes care of our fertilization and pest control. The other group of people we have are from BrightView. They have supplied us with what they refer to as their QSA, or basically it means they are coming onto the site and find it as is or where it is to give us an understanding of how much better it is going to be when they get done cleaning it all and up and working.

Mr. Lowe: Let us hear from Mr. McCrary.

Mr. McCrary: Basically I have been on the property for a little under two years and we have been trying to get the health of the overall plants, trees and grass up to a higher standard. The root structure of much of our St. Augustine, is back to being able to grow about two inches, which is considerable. We have pushed it through aggressive fertilization programs with granular and liquid fertilization. We pushed the health of them. We raised them more heights over the last year and a half to two years to make sure it has been cut at a height which creates less stress on the root system. We did have a setback when the last vendor was on his way out the door and he severely stressed out a lot of areas. Sheridan Street is a prime example where it was cut at an inch and a half for almost a month and it added a lot of stress back to the root systems of that area. There were some areas that we have also been able to increase the health of the turf grass by working with the irrigation company on a very close basis of making sure we can micromanage where we are getting too much water here and adding more water there. There have been a few proposals

July 16, 2018

that we have asked to try to work through so that we can add water irrigation heads to where we have drained if the irrigation heads are not reaching up to the top of the berm. They actually go and they will reach a foot short. We worked frequently with a previous vendor to try to get him to change some of his additional practices, and that has, at times, been tough. When it comes to the plants and shrubs, we have been able to save most of them within community, thickened up the Fichus Hedge when it was cut and trimmed properly. It has thickened up since then. We have got the Fire Bush healthier than what it was. We have got a lot of the Cocoplums that were damaged by Round-Up healthier. We have got a lot of that, where a major problem came down, it was the same thing we had on day one when I came up to the property, which is our Royals and our Bismarcks. We had 133 Royals in stress and on life support. We started all of those on an aggressive fertilization program with a liquid fertilizer along with a granular fertilization program. We saved about 83 of them completely. All of the ones on Pine Island were in the critical stage to begin with. Most of those died off and that is what was discussed with Ed and Tom at Miami Management and Dennis at the time. We discussed that those probably would not make it, just like the ones behind the monument wall at the entryway over here. We knew those probably would not make it. The crowns were too weak, but what we have done now is as we have started to tag all of the trees, it is going to give us a history. So, residents in front of their home, if the Royals are not doing well, there will be a call to Ms. Mihailovschi. She will call me and I will actually give her a history of what is being done, what applications we are doing for that particular tree, we actually would be able to track it a lot better, so that a resident can understand what is going on with their tree in front of their house, and that is going to help us a lot. We should be finished with the tagging of all the trees and have them surveyed and a report turned in probably by the end of September. With that, we will know the size of the tree, the health of the tree and we will know the tree number and a GPS location for the tree, so that next time when we send out trees to be pruned or for us to get bids on our annual tree trimming, you will know exactly how many Oak Trees you have, how many Bismarcks you have, etcetera, so you can get an accurate bid on it because in this last time around, there was a number of trees which were missed, the FP&L easement coming down, a lot of the homes over here had FP&L butcher their trees. We want to avoid those types of things. We come back with an aggressive fertilization program and all of those trees up and down the FP&L easement are going to make it, but they got beat up really bad and I think they cut a lot of the limbs with machetes.

Mr. Lowe: I appreciate all the work which has already been done, but when I see the last page in our package, I see at least 56 Palm Trees which need to be replaced.

Mr. McCrary: Correct. Those were the ones which started in the 130's, of those, we were able to save 80 of them. We would have saved more, but for almost a year and a half we had them on life support and we did not get one new frond. We spoke about how we did drive-throughs, we spoke about it every week to decide this is what is going on, this is what we have done. We are not getting growth coming out of them and they are not going to make it.

Mr. Lowe: Didn't we replace 30 last year?

Mr. Antoine: I think we did in residential areas.

Ms. Mihailovschi: There are some of them on that list that are the ones that were removed a long time ago and never replaced.

Mr. Lowe: The lesson learned from what I hear from you, not being an expert is, once you determine that a poor tree is on life support, the chances of survival are very small.

Mr. McCrary: It takes a while before we will give up on a tree. We actually went through some of these trees, we went through no fronds for eight months constantly pumping it with a very rich nutrient package to be able to try to get growth, and we were not able to get any growth out of them and eventually you just have to say, it is not going to make it.

Ms. Kooiman: What was the problem with the Bismarcks?

Mr. McCrary: Bismarcks actually grew back. Earlier this year we actually were going through a drought period. We had to increase the water throughout the property to compensate for the lack of rainfall. We thought we were told the water was turned off on the islands. What we found out was when the actual water was being ran, and the islands were filling up like bathtubs. The water was not draining out, the moisture levels jumped up from 28% on most of the islands, up to 35% after irrigation ran, or after we did get a few rainfalls and they were staying wet. As soon as we found there was a fungus that attacked them, we found out they were not draining, we took a pipe and started driving it into the islands to find out how far down the dirt met. We were finding that we were able to get on the edges of the islands, we were only able to go down 12 inches before we hit a lot of rock and the middles were fine, but the sides were just filling up with water, so the Bismarcks got attacked from over-watering, compensating for the grass. We thought it was turned off because we were having problems with all of the Bougainvillea which were dying

because it was staying too wet. Since we got water turned off, almost all of the Bougainvillea on the islands were recovering.

Ms. Kooiman: We are going to lose all of the Palms on Pine Island at some point, right?

Mr. McCrary: There was a report turned in to the last management company five years ago. I read the report and just about every one of those trees were in the ground too deep. Some of them as much as a foot too deep. Most of them were buried at least a half root ball too deep. They were installed too deep. When a tree is in too deep, and there is too much ground put in, it is almost impossible to keep them alive.

Ms. Kooiman: Is that in addition to the 50?

Mr. McCrary: Those are all only an initial list. All the ones that were alive are the ones that we have been able to recover. Right now, there are a few, most of them on Pine Island. We have a few throughout the community and the resident areas that are on life support, those are only on the weekly and monthly drenching program along with the granular applications. It is a very aggressive liquid feeding, especially the ones inside the community. Many homeowners planted plants up against their Royals in front of their house, which means we have had to go outside of that area to do the feeding which is the proper place to feed it anyway, but what is happening is it is killing a lot of the grass and a lot of their areas outside of it because we are trying to save the tree. The grass is just going to die anyway because you have to get aggressive and you have got to put the right amount of nutrients down there.

Mr. Lowe: Obviously, the success of your program depends a lot on your coordination with irrigation and obviously the landscape.

Mr. McCrary: Correct.

Mr. Lowe: How is that working now especially with the new landscaper?

Mr. McCrary: I have a good working relationship with BrightView on a number of properties. We actually communicate through Ms. Mihailovschi and Mr. Miller, we actually have weekly drive throughs and BrightView attended every one of them. We have gone through. They take a lot of notes of areas of my concerns or anyone else's concerns. They express their concerns and we are working together to try to have this early relationship, but at this point we are working well together because we both have the same goal, which is to have the community look good.

Mr. Lowe: Obviously, this is still the *honeymoon period*, but how is the irrigation, for example?

Mr. McCrary: Irrigation staff does anything we ask them to within reason. We ask them to shorten this sprinkler head, can they raise this one up? What is the maximum they allow in the guidelines of sprinklers that we can run during drought times? We expressed where we have hot spots at last week's drive through. There are hot spots throughout the community. It happens in every community, not just this one. There are hot spots from irrigation where it is not hitting. Wind is blowing in from that area, something that has caused the irrigation not to go there for two days, and you get a hot spot. At last week's meeting, they committed to stay on top of the hot spots making sure there are no broken heads, or heads that are clogged in those areas. I did see them out on the property just about every day last week. I am on the property about 30 hours per week and I have seen them out here working on the areas where there are hot spots. I cannot tell you if they did all of them, but they were here.

Mr. Popowitz: I appreciate your point, and I really appreciate the comment about the heads, that they are not reaching where they are supposed to, which is an observable thing when it is working. My concern and it was not Ms. Mihailovschi directly, they do not seem to be turning on when they are supposed to, so you get a false reading that they turn on, and maybe in certain areas they are not reaching the distance they are supposed to, but what if they are not turning on at all, and they are not watering? We have had problems over the past two months in Vista del Prado where they have not been able to tell me the root cause. The irrigation company asked me why the irrigation is not turning on. My concern, obviously on your side of fertilization and the trimming, is how that is factoring in because they are not turning on when they are supposed to.

Mr. McCrary: To answer that, I have to take moisture readings throughout the community. I take 50 or 60 moisture readings per week. The people on the weekly drought structure start laughing about it when I say I pulled moisture readings here. In your community where you are talking about, there was good moisture, too much moisture in the entryway. Moisture was actually in the high 20s, low 30s since coming into the community, staying too wet. When you get back to back with the outside walkway, that area was bone dry. We addressed that with them and they actually came with a technician that he turned it on and I saw that it came on. I walked every head with him to make sure they were coming on because that area was a concern down toward the end where there is a bench down at the end, like a little sitting area, that entire area was dry.

Mr. Popowitz: I appreciate that without your readings we would probably be completely in the dark because yes, they are turning on when they purposely tell them to be on when they are

there. My concern is across the community, whether it is commuter areas or the residential areas that they are not turning on when they are supposed to, not just an individual resident's house, but for the entire zone.

Mr. McCrary: During our weekly drive throughs we determine the rain sensors might not be working properly, so I think it was three or four weeks ago, that was discussed and then last week he came back to us and he had one rain sensor that was not working properly. I forget what section that was, but there is a report which gets sent back from the rain sensors, which shows where a sprinkler does not come on because the rain sensors shut it off. Rain sensors are not the best way to judge, but it is the most economical way for most communities to control their resources. There are better ways to do it, but they are a lot more expensive.

Mr. Popowitz: I appreciate your comments.

Mr. McCrary: The biggest area where the sprinklers were not hitting was on Sheridan Street because of the berm. If you look from the sidewalk up, the sprinklers are down at the bottom. The sprinklers on top were going out over the sidewalk into the ditch. We had those reduced. The ones on the bottom though were not reaching the top of the hill because they were going right into the hill, behind some of the homes. A lot of them were being obstructed because there are a lot of homeowners that have put trees on the District's property. They have installed trees and it is very difficult to get those areas under control because a lot of them have been fenced in. People have come out and yelled at us for going into their yard to get into the common area which is on this inside part of the wall, a lot of those areas we are also staying on top of the water issue going on there because it also affects the homeowner at the bottom of the berm.

Mr. Lowe: How long have you been with us?

Mr. McCrary: I have been with you for almost two years. We have problems. Most of the problems started 90 days ago when the decision was made to move on from the current vendor and then all of a sudden, we got a lot of Round-Up damage.

Mr. Popowitz: What were they using that for?

Mr. McCrary: The problem they were having was after the hurricane. The day before the hurricane, they were on top of the weeds as much, but there was always an issue every week on the drive through with weeds. The day after the hurricane, everything started going downhill because I think his resources were all in here and the needs were here and he was not able to keep

up, then when the complaints got so loud from all the weed problems, the training was not a part of his and he did a lot of damage.

Mr. Lowe: That is the reason they are not here anymore, but is there something you need from us?

Mr. McCrary: What I need is for the idea of knowing that plants need all three things to work right. We need property revision, custom control and nutrition and we need proper maintenance. Without all three, nothing will thrive and do what it is intended to do. I think the reports that I saw they understand there are discrepancies and I think they have great action plans to be able to address those problems. We just have to do it in a timely manner or we are going to make things worse.

Ms. Kooiman: Time matters, and you have to coordinate so that we know their schedules and if you come from behind and not spray, and then spray one day, and have it mowed off next, it is not going to work.

Mr. McCrary: In a timely manner, meaning that we want the Fire Bush to look colorful and bright. We need to know the proper times to do the pruning. They know the timing, but they are now so out of control that you have to decide do we want to fix it now or do we want to fix it down the road, because the beds are out of control.

Mr. Lowe: Let us hear from BrightView.

Ms. Kooiman: Do you need to stay for this or do you want to go?

Mr. McCrary: I can stay for a few minutes if there are any questions.

Mr. Valdes: Good evening. I want to thank you again for having us here, for the opportunity to provide landscaping services to the District. Along with myself, I am Frank Valdes for those of you who do not know, with BrightView. This is one of our Branch Managers, Joe Ferro. We have the operational team, so I feel confident that questions on the operations side today can be addressed, for the folks that have been not only on the property recently, but dating back to months and years, who should know the ins and outs by now. Matt is here as well, again on the operations side. He is one of our Assistant Managers, and we have Mr. Dennis Smith, who runs the Sunrise branch, which is about 15 to 20 minutes away from here and are servicing the location right now. Just behind me here, we have Mr. Mike Ruggerio and he has been working with Mr. Miller and Ms. Mihailovschi specifically on the property. He is what we call the Account Manager, that person from a day to day aspect should be not just specifically here on property, but

again communicating the game plan, what the schedules are and that sort of operational mindset. They are all here. I am going to let Mr. Smith take over and speak and allow everyone to hopefully ask questions.

Mr. Smith: I could not have asked for a better segue way than Mr. McCrary. I have never met him before and I guess you work with some of our properties. I will say this, I was involved with this site about three and a half years ago when ValleyCrest was here and when I came back this time when I found out that we had been on the site, I will say the agronomics are probably having Mr. McCrary. I think he has done a commendable job from what I have seen knowing where the site was the last time I was here, but he was also very upfront about some of the challenges the site has faced recently. What we normally do when we start a new project is we do an analysis of the site, we have a company horticulturist who does a report which is included in the package and then we do what is called a QSA. We assess the site and we look for maintenance issues and then we try to prioritize so that we can have a game plan in order to treat the property and get it where it needs to be. We sometimes take over properties which are not perfect. In this case, I think that is an understatement. For whatever reason, the contractor quit 60 days ago. There is a tremendous amount of deferred maintenance. You can see by the pictures. There are two areas on the property that you would not have been proud of. We look at that. A normal cleanup maybe would take 30 to 90 days. That cannot happen with this site based on the amount of labor we have estimated to do the property. The reason for that is when we bid the site, we bid it to maintain it. The assumption is that the grass has been trimmed relatively well and there is not an abundance of weeds and major problems, and you can move into those sites and begin to maintain them. The challenge is when the site was bid three to four months ago, it was in a different condition than it was today and when we walked on the site this time, due to the deferred maintenance, there are five foot weeds, and bed edges which are non-existent. You have dying plants and now we know it is Round-Up that is responsible for dead plants in some of the beds. The Fire Bush is overgrown. They are terribly out of shape. You couple that with the fact that we come onto the property July, August and September, the three toughest times of year for our business. It is raining almost every day, with the warmest temperatures. Things are growing at the highest point over the next 90 days. It would be almost impossible to take the budget amount for the labor and completely clean this site up in 90 days. We presented a plan to you, it is a color-coded map. We have broken the property up into three days and our plan is that based on the labor

that we have estimated to maintain the site, that we will get through the first cycle in the first 90 days. It is not going to be able to get done in a month, because we are going through and doing the big things. We are pulling the big weeds, we are going to get all of the hedges trimmed, we are going to get all of the five foot suckers out, so we will get about 70% of what is needed to be done in that first cycle. The goal is that once we get into that second cycle, when we go back to start the fine-tuning, this process is kind of like herding cats. If you understand the analogy there, and it is almost impossible to do, for us to try to get this done while it is raining and it is hot, this is not going to work. So, what we have decided to do is that we are going to do the maintenance, go through on the first cycle, we will take 90 days based on that map in that order over those color-coded areas, we are going to use growth regulator behind this and we have a full time technician that does nothing but spray. He has already been through the property one time, I believe. You will see a lot of browning grass and weeds; you will see a lot of browning runners. The purpose of the growth regulator, which is very expensive by the way, is it will stop the growth of a lot of these plants right in their place, and that will allow us time to come back through and we can pick up the pace when we do the next two or three cycles. That is a \$20,000 expense that you use to grow plants at our cost. We are willing to do that because we really want to see this property improve, and our hope is that by the time we get through this property, and into the next contract period, that you are going to appreciate the investment that we have made to clean up the site that someone else let go of. If there are any questions about the process and how we are approaching the property, we are more than happy to discuss it in detail.

Ms. Kooiman: Growth regulators help you in the long run. It saves you time, it saves you investment, so the \$20,000 that you are putting in here, we do not really care because we know that you all are getting it back in terms of labor later, but my question is if you bid for this three or four months ago, we had a second go at the RFP. The grass continued to grow at that time, the bushes continued to enlarge. Why didn't you go back and change your bid if it is suddenly so difficult?

Mr. Smith: We did come back and say we would like to be paid extra labor to clean it up. To answer your first question, the growth regulators are not just to help us save labor so that we have a chance of getting through and cleaning this up without it getting worse. If we tried to do this clean-up in the next 90 days, think about this. There are 60 days of deferred maintenance at least. If we started in the first of July and went through in 90 days, by the time we go back to

where we started, it looks like it does today. By investing in the growth regulators, we can diminish the amount of work that is going to be needed on the second go through, so yes it is helping us to be able to do this contract cost effectively. It is a very tightly bid contract, but it is the only hope of getting it done without coming to you and saying we need more money to do this, which quite honestly, we would have the right to do, because you have already paid the contractor to maintain the site and it has been let go for a long period of time, so to expect us to pay for that is not reasonable. Do you think that is reasonable?

Ms. Kooiman: I am not asking you to pay for what the other contractor did or did not do. The financials between that vendor and us are between that vendor and us. What we are asking is when you took over on July 1st, and you had a bid in June, you could see what the property looked like in June and for it to take nine months, how could it take so long to do this? I went through and personally went over and weeded one little area in there for about 20 minutes and I got the whole thing cleaned. The guys are doing it for eight to 10 hours per day and do it professionally, they can whip through this thing in a shorter timeframe.

Mr. Smith: We are going to go through it probably four times or five times. We are not going to get it all the first time. We are thinking maybe 70% will be taken care of on the first go.

Ms. Kooiman: That would be fine.

Mr. Smith: That is in the first 90 days.

Ms. Kooiman: I am looking at the contract with you all and it says that the grass at this time of the year needs to be cut once per week. Well, the grass is not being cut once per week. If you look at the FP&L easement, it is quite high and when you all came in with the bid, you said it is wet, but we will get the guy out in boots with the weed eater to take care of it. Well, it has not been taken care of.

Mr. Smith: We put a bush hog out there.

Ms. Kooiman: Today?

Mr. Smith: Yes.

Ms. Kooiman: OK, but that took 16 days.

A BrightView Representative: It was not the entire area. There was one section, so we will do the entire section today, but that one section did not get done, the west side of the northeastern side was not cut.

Ms. Kooiman: This is the 16th, and you all have until the 31st to get the remaining bushes trimmed. Is that going to happen, because I have not seen it yet.

A BrightView Representative: Just in the first section.

Ms. Kooiman: No, your contract says all of the hedges are to be trimmed once per month.

Mr. Smith: If we put total labor to do that the first time because of the deferred maintenance, it would cost us probably \$100,000. We are not willing to invest that.

Ms. Kooiman: You are not willing to go with the terms of the contract, that said you are supposed to cut our hedges once per month? It does not cost anymore to cut this much off versus this much.

Mr. Smith: That is not true. It takes twice as long to cut this much off because you cannot go through as quickly, and sometimes you have to rake or you have to cut it twice in order to mow the grass.

Ms. Kooiman: You all have extra dump fees, but really it is not going to take that long.

Mr. Smith: It is not just dump fees, it is the labor that it would take to go through and do it, you have to slow down and go through cutting. We did bring this up in June. I think Mr. Miller will verify that we met with him in June and said we have a concern.

Mr. Ciechanowiecki: Is this before or after the bid?

Mr. Miller: It was after the bid.

An Unidentified Speaker: This was when Equator was in the last two weeks to ask whether they were going to maintain the property.

Mr. Ciechanowiecki: All I recall is the last meeting we were told July 2nd, we have got 50 people coming in here and this community is going to look spotless. A month later, we are hearing it is going to take 90 days to get this done. I understand where Ms. Kooiman is coming from.

Mr. Smith: I absolutely understand. That is why we met with Mr. Miller early on to explain concerns and I do not know when that meeting was held, and in the month of June we come and verify the contract which was here for half of one day. What happens is when that maintenance does not get done, we have to come in and do it. Let us say for example, in a monthly maintenance cycle, if it does not get done and you go in and now you are two months down the road, if it took 100 man hours to do it in month one, you cannot do it in 100 man hours. This is extra growth.

Ms. Kooiman: The last guy here was a mess, but he did not charge us extra to get it done. How many people did we have on July 2nd?

BrightView Representative: 32 people.

Ms. Kooiman: You had said 50. How many people did we have on July 3rd?

BrightView Representative: Between 24 and 30.

Ms. Kooiman: I think you told me last week we had three crews, that would be 12 people and then on Thursday we had two groups, that would be eight people. How many people are going to be on property?

Mr. Smith: I think the normal estimate is it takes two 10-man crews to mow the property in two days and then six full-time people to detail on an ongoing basis.

Ms. Kooiman: So we will only have six people on the property for two days a week?

Mr. Smith: No, all week long. Right now we are putting some extra labor into mowing.

Ms. Kooiman: We have six people only.

Mr. Smith: They are doing the detail work. That is just keeping up with the trimming, edging and weeding. Mowers come in separately. They mow it and go away.

Ms. Kooiman: With regards to the FP&L easement, I looked at the grass in the tot lot, how can we let our children have grasses this high?

Mr. Ciechanowiecki: Correct me if I am wrong. Instead of habitually that the trimming of all the whole property should be able to be done in one cycle, they are asking for patience of 90 days for the original trimming to be concluded, so then it can be caught up to speed to the pace of once per month.

Mr. Smith: The second time, crews should be close to once per month, but that will probably be a little longer too because now we have to go through the deadwood pruning and pull out old plants.

Mr. Ciechanowiecki: Essentially 90 days for the seamless process to catch up.

Mr. Smith: You will see a significant difference at the end of 90 days.

Mr. Ciechanowiecki: With a potential contract coming back up again for renegotiation, that is not the answer.

Mr. Lowe: It is just recent expectations. I think I go back to what Ms. Kooiman mentioned in the last meeting, I believe you said on July 2nd we were going to have a problem with parking because we were going to have 50 people over here.

Mr. Smith: I estimated that.

Mr. Lowe: The question that I ask is how is the hand-over? Obviously, with there being the segue way of telling these people this is a disaster, we need 3,000 people over here and it is going to cost you \$50,000 more, that would have been a segue way for you to tell us that something is wrong. The expectation that we worked around, or maybe I should speak for myself, maybe is that you guys have it under control. You have 50 people coming over, turned out that it was 30-something, and we all did that with some hiccups obviously. Every time a new vendor comes in there are always going to be hiccups. We have gone through this before, but we did not have any expectations that we were going to have a 90-day hiccup and again, that was the last meeting. I think that is what I am reacting to.

Mr. Valdes: I will be quite honest with you again, the 50-person estimation, my apologies I should have underestimated it and said we were going to have 20 people here.

Mr. Lowe: That is a big mistake.

Mr. Valdes: The greater information on our end that has come after that meeting, not before that meeting to be 100% honest, is the formal report that you received was not concluded at that time on our end, and so just to be 100% up front, that report that we call the Quality Site Assessment which meant we have let them state how many people on the property going through literally area by area to find out this exact condition of the property to document it, to give that report over to you so that you could have it had just been concluded in the last week if I am not mistaken.

Mr. Ciechanowiecki: There was some leeway between the time the contract was approved by us and accepted by you guys.

Mr. Valdes: We were actually not surprised that you guys would be surprised on the condition of the community, I have heard many of you jogging, walking, and doing weekly drive throughs. Quite honestly, the only surprise we got on our end, again after formally concluding our report, and our information documenting it, you can say is that these conditions were not actually made aware of the Board before. We got on property on a weekly drive through.

Mr. Ciechanowiecki: The last meeting would have been the appropriate time to say, we are about to start and I want to make you guys very widely aware that even though we can have 30 people here, that is not going to solve the problem of what we are seeing today because it is overgrown and is going to take 90 days. Just set the right expectations.

Mr. Valdes: I apologize, if I mentioned the property would be under control when we walked in here the first week, I want to apologize for that because my intention was not to come in here and tell you that this property was going to be under control, whether we brought 50 people or 500 people to be honest with you.

Ms. Kooiman: We are still expecting the grass to be mowed.

Mr. Smith: Our intention is to mow the grass on schedule and all we are asking is that you have some understanding. We will make continuous improvements. It is not going to go backwards.

Ms. Kooiman: This report has no bearing on your job. I am sensing whether the homes had a Boron deficiency or anything.

Mr. Smith: We did a horticultural review of the site. We do that with all properties. We are making you aware, this is a benchmark. This is where we are starting. We are making you aware of what we have seen and that is all we are trying to do. The difference is on this site; we may give them three pages instead of 100 because the property is massive. There is over 800,000 square feet of beds.

Mr. Ciechanowiecki: It is your first one as these assessments continue. They should get smaller.

Mr. Valdes: Everything gets quicker and smaller. The efficiencies on our end and I will let Mr. Smith speak to this as he has got much more experience on the operations side, our efficiencies typically get faster on a property. They do not slow down.

Mr. Ciechanowiecki: I will ask a different question. We are on the 16th of the month, 14 days in, so when would the first trimming occur inside the property?

Mr. Smith: Of the entire side?

Mr. Ciechanowiecki: At least let us call the main roads.

Mr. Smith: We started most of those areas. I know there was a concern on Pine Island Road, we have done some work out there, and staff is working on the islands.

BrightView Representative: Mostly we started from the guardhouse on University and we had the center median done up to the circle and then we were asked to jump onto Pine Island because of the painting to try to get some of the bushes off the posts, so we jumped over to there and we did the entire guardhouse in that area. As a disability aspect, we cleaned the pool area, but that was only on the trimming of the bushes. We have already sprayed for the bed weeds and

almost the entire community, all of Pine Island. We did not have a guy on Sheridan yet, but the street that is 84th Way, all of Monterra Boulevard, all the way up, we have not hit University, but we did Stirling already. We hand-pulled a lot, almost the entire area except the one bed on the north side of Estada. We did not do that one and we got most of down here.

Mr. Smith: There are a lot of volunteers who come inside with plant material. There are a number of ways to treat those. The quickest way for us is to pull them, most of the time not every time, you will get the roots too, but sometimes you do not. They are going to come back. As we go through them the second time we will probably treat those a little differently, but there will be a lot fewer to deal with. Instead of just cutting them off, this is what has happened.

BrightView Representative: The hand-pulling is what takes the time. To come in with the trimmers now that everything is in, is already hand-pulled. It is going to be faster and if you see the overgrown Fire Bush, maybe we pulled all the weeds and vines out of it, it is still overgrown, but now we can come in faster just to trim it.

Ms. Kooiman: On Sheridan, at the corner of Sheridan and Solon.

Mr. Smith: Is Solon the one that goes out by the apartment complex?

Mr. Lowe: Yes.

Mr. McCrary: On the corner there is a dead spot that is probably a four-foot circle, almost a circle. It is a dead spot.

BrightView Representative: I do not think we have been out there.

Mr. McCrary: From the Bougainvillea it is right there in front in the corner. It is about a four-foot circle area. My question was because the sidewalk looks clean there, I did not know if there had been any chemical treatments on the sidewalk.

An Unidentified Speaker: How long has it been this way?

Mr. McCrary: Let us say he had this machine here and gasoline engine and he fills it with gas. That would be my first reaction. I dealt with it today looking to see because we fertilized during the month of June. Normally, it would not die this week from a June fertilization, but I would see if there was a fertilization burn. It could happen. I did not see enough fertilizer there to say that is what it was, but sidewalks did look clean.

Mr. Lowe: Can you guys look at it and get back to Mr. Miller or Ms. Mihailovschi?

BrightView Representative: Yes.

Mr. Lowe: Are we OK with September or are we not OK with September?

Ms. Kooiman: Well, I will at this point, I also noticed that you were going to get back to us on Tuesday, December 25th? Every one of them said December 25th. Come on guys, minor details make a big difference.

BrightView Representative: That was for the next QSA. There were four people at my level going out to do the QSA where we walked the entire property, along the east bend, along Estada. The Estada pictures I took, all the Pine Island pictures I took, so there were four of us who did it. As we do the sections, I am going to re-do these for your next meeting. I am going through the clubhouse again, and I will re-do it, and it is going to show deficiencies on our part, so if we missed any weeds, it is there. I do them on all of our properties, so if I see weeds or vines that are in the bushes, I take pictures of it. It shows deficiencies on our part and on the irrigation. We also put in there some safety issues as we are walking through, which we will write down.

An Unidentified Speaker: What is considered this business with December 25th?

BrightView Representative: On the QSA form when we go through it says, when are you going to do your next one? We will be doing it on a monthly basis.

BrightView Representative: It is not going to be anything close to this because if you look at the clubhouse now, it has been cut, and it looks pretty good. The weeds have been sprayed, so when I go through here I may find a few bed weeds, there may be some seeds, Bismarcks that need to be addressed and you provided a quote for that.

Ms. Kooiman: Before and after would be a lot better.

Mr. Popowitz: I at least appreciate them coming ahead of time to say this was what we expected. There was a disconnect which was brought to us ahead of time as opposed to three months from now. I appreciate that, obviously we would want things to get done as soon as possible, but I think as much as there is work to be done, I at least appreciate that it was done ahead.

Mr. Smith: it was, in all fairness to Mr. Miller, we met with him in early June.

Mr. Valdes: He worked with Equator and so at that time it was a working relationship with us meeting on a weekly basis and him communicating aggressively to Equator to basically find out where the chips were going to fall on the day they walked out. Was the property in the last week going to be brought up to a respectable condition? No conversation needed to be had. Everything goes back to normal.

Mr. Lowe: I echo what Mr. Popowitz is saying. We appreciate this massive situation that we have, and we know exactly where the shift actually happens.

Mr. Popowitz: The fact that Equator was terminated.

Mr. Lowe: I am still going to hold you responsible for the last meeting where you actually told us that 50 people were going to be here. You set the bar here, you told me this is going to happen, you did not mention this was a disaster, so now the expectation has been reset for 90 days. I am hoping that September 28th is the day when everything will be done. I hope that we do not have this discussion with another QSA with 100 pages on September 28th.

Mr. Valdes: Again, my apologies and to the Board, that the intentions again were ongoing conversations specifically leading up to that specific date that the last meeting was held with Equator through Mr. Miller, not through us directly and the expectation for them to hopefully eliminate, quite honestly, most, if not all, the conversation that we are having today that did not happen, our force of gentlemen here created this report after Equator left, not before they left, and these were the beginning conditions for the property coming into today's meeting.

Mr. Ciechanowiecki: From the way that I understand this, what you guys have highlighted in yellow which is July, are probably the most visual areas. That should be taken care of by the end of July.

Mr. Smith: Or close to it. We make allowances for weather and things like that.

Mr. Ciechanowiecki: Understood, but that is the most visual aspect homeowners are actually reaching out to us.

Ms. Kooiman: How long are you all here every day?

Mr. Smith: It is an eight-hour day.

BrightView Representative: We check in, in the morning. Hopefully we have been seeing the information up front and check out in the afternoon. Hopefully that will allow you to know when we check out.

Ms. Kooiman: What are your hours?

Mr. Miller: We have a restriction. They can come in and set up, but we do not want to hear any lawn mowers before 8:00 a.m. The day really starts at 8:00 a.m., as far as we are concerned, that will be four hours until noon, four more hours until 4:00 p.m., which would be an eight-hour day.

Mr. Smith: We are generally here before 8:00 a.m. working on the outside perimeter.

Mr. Miller: I have no problem with that at all. A concern has been voiced, as a matter of fact, Ms. Kooiman made mention of it in a slightly different manner. We have three tot lots which need to be mowed frequently. Our kids are too important to us not to, not just on the inside, but on the outside as well. There are some other things from a security standpoint which I have to take care of anyway, but regardless of whether it is in today's mow, you should drive by and look at it and if it meets it, put that on an as soon as you can type situation.

BrightView Representative: I know that on our first go-round, Ms. Mihailovschi came to me and said we missed a lot of inside areas, so that is what we missed on the first go-round which was on a Friday. I had the crews here on Saturday to cut.

Ms. Mihailovschi: That one for this week was Corta Bella.

Ms. Kooiman: I have one final question. Last week there was a safety hazard when you leave the clubhouse with that hedge. It has not been fixed. That is Wednesday afternoon, Thursday, Friday, Monday. Are we waiting for there to be a problem?

BrightView Representative: We will take care of that tomorrow.

Ms. Kooiman: I almost had another accident today.

Mr. Miller: I got here earlier today and you guys were trimming in this area. I just assumed they were going to get there.

BrightView Representative: The rain delayed us.

SEVENTH ORDER OF BUSINESS

Staff Reports (Continued)

D. District Manager

iv. Tree Replace Program Including Discussion of the Problem with Tree Leaves Going into the Pool

Mr. Lowe: I believe it is wise for BrightView staff to listen to this portion of the meeting.

Ms. Mihailovschi: As you can see in the package, you have the document I prepared for them to get me a proposal, and what I am giving you right now is the proposal they prepared. The only thing that I realized just now is that I put the same numbers, but on the one which has the pictures, it is mostly for the trees that need to be added. At the end of the package you have a map of the community and this is for the Palm Trees and where they are supposed to be going. Their proposal includes the other trees plus the Palm Trees.

Mr. Popowitz: Does this include the common areas where they come out of here?

Mr. Miller: These are just trees. Mr. McCrary's people will have any trees, and we will have to add more numbers to it. Where are we now, at \$3,000?

Mr. McCrary: We are at a little over \$2,000. When it is all said and done, we will end up with probably around \$3,500 in trees which is about \$1,500 more than was originally thought, but we are tagging every tree that should stay. If there is a tree which has not been removed in five or six years, and we know it should not belong there, it will not be tagged.

Ms. Mihailovschi: This list also includes the Palm Trees listed and also the ones that were salvaged for us. We have the ones that were there and we had them removed, along with the ones we did not know were there.

Mr. Lowe: Do we have any other proposals?

Ms. Mihailovschi: No, this is the only one I ever received.

Ms. Kooiman: We will be getting one, I would assume, from JBT Trees.

Ms. Mihailovschi: I sent one to two other companies, JBT Trees and I cannot remember the other one.

Mr. Ciechanowiecki: We brought this up at the last meeting as soon as the quality went down.

Ms. Kooiman: Type 1 or Type 2?

Mr. Ciechanowiecki: I know nothing about that.

Ms. Kooiman: We do not need to be paying for Type 2-B or Type 1-A.

Mr. Popowitz: Perhaps a certified arborist can assist in this situation.

Mr. Ciechanowiecki: I know nothing about this, but I know that Ms. Kooiman brought this up as an issue.

Ms. Kooiman: You have great trees and then you have got the next trees which are B or Type 2. They are the problems in the upper third. If you trim that off in two years, it becomes a Type 1.

Mr. Ciechanowiecki: That is, I would assume right now, for the Hardwoods, not the same issue for the Palm Trees. Perhaps we can start with the Palm Trees and get some more time for the Hardwoods.

Ms. Kooiman: Palms are pretty much the same, if you want to check the size.

Mr. Lowe: One suggestion in how to proceed, is to allow Ms. Kooiman to get together with the appropriate people to iron out the type of trees we need because echo what Mr. Ciechanowiecki said in terms of knowing the difference between Type A, B or C. Nevertheless, come back with at least two other proposals broken into Phase 1 and Phase 2.

Mr. Ciechanowiecki: I think it is simpler than that. I think you know what type trees at a minimum we should get. The quotes should be minimum of these type of trees and three quotes of that set of trees.

Mr. Lowe: Someone needs to sit down and figure out what tree goes where.

Mr. Miller: To some extent, we have already done that by this study which was done, and I certainly can participate and assess.

Ms. Mihailovschi: It is right here where they go. You have the Japanese Blueberry. Those are 24 and 25.

Mr. Lowe: I know that is what we did, but my question is Ms. Kooiman, are you OK with the location of every one of these trees?

Ms. Kooiman: I am going to have to take a look at this Vera Woods. Those are expensive. I am wondering why we need \$9,000 worth of Vera Woods, but I want to have another bid on this because it is \$185,000.

Mr. Ciechanowiecki: I think because of the value we need to do this.

Mr. Lowe: Of course, I am calling for two steps. One is to verify this is what we need and the location we need it; and number two is obviously, we need a couple of other proposals broken into A and B, two phases, if that is appropriate.

Mr. Ciechanowiecki: I believe Mr. Miller and Ms. Mihailovschi should coordinate.

Mr. Miller: I will be happy to coordinate the three or four of us, whatever it takes. We will be relying on information we can get from BrightView as well as other vendors and, of course, I have my own ideas as to what the first ones we need to take care of are, and that is in the area of Royals, and in the area of our streets because of our commitment to be a good neighborhood with our city.

Mr. Lowe: Can we have something for the next meeting to approve?

Mr. Miller: Absolutely.

Ms. Kooiman: Can we tentatively go ahead with the Royals? We are starting to run out of rainy season soon.

Mr. Lowe: That would be fine, but we do not have a new proposal. If we isolate that one, it is \$75,000. Perhaps you want to get another proposal for the Royals for the next meeting and we can definitely take care of it.

Mr. Miller: Exactly.

Mr. Lowe: We know what to do with that one.

Mr. Ciechanowiecki: At the last meeting we gave guidance that Ms. Mihailovschi and Mr. Miller handle landscaping and now we are asking Ms. Kooiman to get involved even though we gave guidance for non-involvement by the Board. I just want to clarify that.

Mr. Lowe: I think what was said last time is for Ms. Kooiman not to go on the grounds with the crew or for anyone for that matter.

Ms. Kooiman: I am not going as a Board member.

Mr. Lowe: What I am suggesting is just as he is an attorney and I know about numbers, I have to run some spreadsheets, why do they rely on her know-how to provide some feedback?

Mr. Ciechanowiecki: I pay over here and I pay over there.

Mr. Lowe: Quite honestly, Mr. Miller, I am not sure you are the person who knows about trees, but then there is Ms. Mihailovschi. I am just leveraging all of the people who know about these items.

Mr. Popowitz: Why can't it be done here as opposed to outside of a meeting? That way we are not getting input from one Board member and it is not a consensus.

Mr. Lowe: If someone tells me this particular case we should put a Japanese Blueberry and other tree, I have no idea.

Mr. Popowitz: You have qualified people there, you have our District Manager, people who knows where those things are supposed to go and if there is an issue, we can assess it at the meeting where we can all have our input.

Mr. Lowe: It will be a long meeting.

Mr. Popowitz: The attorney can draft an agreement and bring it to the Board and get my input if there is any, using my background, obviously very minimal time, but that is how it works. We can develop this as a group.

Mr. Ciechanowiecki: It took Ms. Kooiman a whole two seconds to see that whatever might not be appropriate, I think we can have an appropriate conversation.

Mr. Lowe: How do we proceed?

Mr. Miller: As I understood from most of the previous conversation, we need a proposal to replace some of our Royal Palm Trees so that you can compare prices and we can move forward. You also indicated that you want more of an indication identification of the types of trees to go in

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which location, and I can coordinate that. I am better on Hardwoods than some of our exotics down here, but we will have some of that information for you next month.

Ms. Kooiman: Remember, I am making no decisions on these things.

Mr. Lowe: For those 56 Royal Palms, if we can isolate that, we are going to get another proposal next month so we can compare.

Mr. Miller: Correct. If we can get the right kind of proposal, then we can make a decision of whether we want to do 30, 20 or all 56. We know what our total is. The availability is one of our problems.

Mr. Lowe: Get a proposal for 56.

Mr. Ciechanowiecki: I think what we saw the last time is that obviously cost is an issue.

Mr. Lowe: Get a proposal for 56, we can always do less so that we can compare apples to apples.

A Resident: If you actually go with another price, you have to also look at the warranty. You cannot expect BrightView to stand behind a warranty that someone else installs. If you go with another vendor, how are you going to hold them to a warranty too? You have to keep that in mind and choose a bid of how you are going to hold them accountable for if the tree makes it or not, especially something that is hit or miss at times.

Mr. Lowe: What do we do with the rest of the trees?

Mr. Ciechanowiecki: Again, let us break this down to two items. Let us make a decision on the Royal Palm and then the Hardwood. What type of trees were you stating were 1-C?

Ms. Kooiman: It looks like most of these are going to be replacing what is already there which were just blown over in the hurricane, correct?

Mr. Miller: The bulk of them will be replaced.

Mr. Ciechanowiecki: What type of tree would that be?

Mr. Miller: It depends on the tree that was there, same species, same spot.

Ms. Kooiman: Type 1, Type 2, we want to see that all of these are going to be Type 1s, and we do not need to go that extravagant.

BrightView Representative: Yes, they are type 1s. Also, I did the proposal. I went through and tried to match up what she said, so if you had two Orange Geiger Trees, and then a hole and then a fourth Orange Geiger Tree, I can plant an Orange Geiger Tree. If Ms. Mihailovschi wanted

the two Oak Trees removed in the back, so you have a Japanese Fern back there, there is also a hole there to replace a Japanese Fern, so I would get two more Japanese Ferns.

Mr. Ciechanowiecki: Should the quotes stay to the type of tree adjacent to what it was?

Mr. Miller: It has to.

Ms. Kooiman: That would help.

Mr. Ciechanowiecki: No offense, but the *devil is in the detail* on these items.

Ms. Kooiman: We can decrease the price.

Mr. Ciechanowiecki: I think that makes it comparable for anyone looking for a good price.

Mr. Lowe: Are we keeping the same species?

BrightView Representative: There are 10 different species here. You may want to take the Royal Oak's price and move it from where I may have put it.

Mr. Lowe: I am asking among ourselves. Are we making any changes? I am OK with that strategy.

Ms. Kooiman: I would replace the Desert Cassias. If you look at a Cassia and blow on it, it is going to fall over. I would replace it with something else, like a Ligustrum.

Mr. Ciechanowiecki: Something more cost effective?

Ms. Kooiman: Yes, in the long run. Those are ones which are on the FP&L easement that all died and got blown over.

BrightView Representative: You have other choices in there. If you say you want to put in a Mahogany, you have Mahogany prices in there, or if you want to plant an Orange Geiger in there, you have the Orange Geiger prices.

Mr. Ciechanowiecki: That makes sense.

Mr. Smith: What sizes are in there?

BrightView Representative: They are all there, 10 to 12 mostly.

Mr. Smith: This can be done in two ways. You can put a lower quality tree, one to a two, or you can change the size of the tree, put the next size down allowing an extra year of growth and sometimes that makes a dramatic difference in price.

Mr. Ciechanowiecki: I think this is good, obviously just a like for like comparison for us to do our due diligence.

Mr. Lowe: Are we making any changes here for the next quarter or are we keeping the same thing?

Mr. Ciechanowiecki: No, because ultimately you have the price of the trees. If you want to change after the price comes in, you can. You can just say instead of three of each trees, I want six of each trees, correct?

Mr. Lowe: The direction for staff is to basically get another identical quote to this.

Mr. Miller: That is the only way you are going to be able to compare the trees.

Mr. Ciechanowiecki: Again, is there a price difference involved?

Mr. Lowe: If we only do the Royal Palms, will it be the same price as this one over here?

BrightView Representative: Yes.

Mr. Lowe: What about the two that are in the pool over here?

Ms. Mihailovschi: Yes.

Mr. Lowe: Are you guys OK with those things that she wants replaced on the pool because of the leaves going into the pool?

Ms. Mihailovschi: I thought we were replacing the tree with a Japanese Fern.

Mr. Ciechanowiecki: I trust my management team.

Ms. Kooiman: Those are the ones right outside the dog park, right when you walk into the pool.

Mr. Lowe: We are getting another quote on this.

Mr. Ciechanowiecki: Do we have the size of the Royal Palms specifically, because I know the last time that was mentioned.

Ms. Mihailovschi: It is 10 to 12.

BrightView Representative: I measured the Palms out there and it runs somewhere around 18 feet, but as I go through, you have a lot of new Palms that were replaced and most of them were measured at about 12. All were at 11, 3 or 10, 5, so I quoted them at that size. They look pretty good for the homes.

Ms. Mihailovschi: I think the question is that 11 is too big.

Mr. Ciechanowiecki: It is from the grey wood.

Ms. Kooiman: It is not from the top of the canopy.

Ms. Mihailovschi: It is before the green starts.

A Resident: I appreciate that the tot lots need to be cut. I know it is not as important, but the dog parks, half the time are unusable.

Ms. Kooiman: I think you were going to plant a couple of trees or no?

Mr. Miller: They are in the proposal. I think there are three trees, two of them are on some of the benches and one of them is elsewhere.

The record shall reflect BrightView staff have exited the meeting.

SIXTH ORDER OF BUSINESS

Landscaping (Continued)

B. Consideration of Proposal for Conversion of Irrigation Zones

Ms. Mihailovschi: I have the one for Research Irrigation in there, and I also asked BrightView because I tried six different irrigation companies and no one came. I asked BrightView and this is the proposal they gave me.

Mr. Lowe: Remind me of what this is.

Mr. Ciechanowiecki: This is to change the heads in certain areas as requested by Mr. McCrary.

Mr. Miller: At the last meeting you asked for some comparisons.

Mr. Ciechanowiecki: We only had one price.

Mr. Lowe: What was the price last time?

Mr. Miller: It was \$7,980.

Mr. Popowitz: Routinely, the area is not getting irrigation. Grass is dry. This is very frustrating. One time they told me it was because it rained, but five or six other times for the sprinkler not to turn on as scheduled is a problem, and I am on it because I would like my grass not to die. I emailed Ms. Mihailovschi and she emailed Research Irrigation. They have come out and it works, so be it, but it still does not explain why it did not turn on as scheduled. I have a fundamental problem of yes, we may need better sprinkler heads to reach the areas that is not reaching, we may have to do that, but how do we know the deficiencies that are being seen are not just because they are not getting water at all? I take Mr. McCrary's point of measuring things, and it is saying 20% or 30%, whatever the ratio is supposed to be, but I feel like a lot of this damage is intentional and all these trees that are dying or have died are because we are getting irregular irrigation.

Mr. Lowe: Is there way to test if the discharge is supposed to go Monday, Wednesday and Friday at 8:00. Is there a way for a third party to check on those days?

Mr. Popowitz: No, because they do a wet check on Saturday and Sunday and they do not turn on.

Mr. Ciechanowiecki: I could be 100% wrong, but I believe we paid for an upgraded management system when we upgraded the pumps.

Mr. Popowitz: I have taken into account that big study we did last year. If Research Irrigation came to me and said, if we had the system in place, this is why this is happening, at least they can say we know the problem. We will figure out a solution. They have not identified the problem.

Mr. Lowe: Let us figure that out. If the schedule says Monday, Wednesday and Friday and it is always going on Friday, obviously that tells you it is not coming on and it is not the head.

Mr. Ciechanowiecki: There is no way to check that.

Ms. Mihailovschi: Mostly what they are claiming is the cork in the rain sensor, but from what I heard from him, it did not rain on Friday or Saturday.

Mr. Lowe: How many zones do we have in this entire community?

Ms. Mihailovschi: Are you referring to rain sensors?

Mr. Lowe: I am referring to zones.

Ms. Mihailovschi: There are a lot, but I do not know.

Mr. Lowe: How many have problems?

Ms. Mihailovschi: Two or three.

Mr. Lowe: Can we at least do a test?

Mr. Popowitz: The problem is, when they are doing, I may complain, but they come out. If they run tests it works fine. I can turn it on manually.

Mr. Lowe: Give me the schedule and I will just revisit it.

Mr. Miller: The irrigation schedule is on the website.

Mr. Popowitz: Ms. Mihailovschi and a technician were at the house when they were supposed to come on and they did not come on.

Mr. Lowe: What was the answer?

Mr. Popowitz: There was no answer. They cannot explain why this is happening. Yesterday, which was Sunday afternoon, it did not come on schedule. I turned it on manually and it worked perfectly fine.

Ms. Mihailovschi: I do not know if there is a problem with the clock or the cork.

Mr. Popowitz: We are spending money and I get you have to spend money on certain things if it needs it.

Mr. Ciechanowiecki: These two are unrelated, correct?

Mr. Lowe: They are not unrelated.

Mr. Popowitz: If it was getting water as scheduled, it may be enough to sense that it is not spraying.

Mr. Lowe: They may be looking at the wrong cause.

Mr. Ciechanowiecki: That is a symptom, not a cause.

Mr. Popowitz: There is no answer, but I feel like it was appropriate to bring this to your attention because we are not spending \$8,000 or \$9,000 on something that we cannot fix.

Mr. Lowe: I am with you. I am not willing to spend \$8,000 when we do not know for sure that this is the consulted problem because you can put a head this big, but if the zone does not come on, it does not matter what you put over there.

Mr. Miller: I totally agree with you and we need to look into that. With regards to the adjustment on this particular group along Sheridan Street that we are talking about, we know it is not hitting the top because even on a wet check the water is not making it, but your point is very well taken. I am frustrated to hear Mr. Popowitz say that it is five circumstances now. I can appreciate the fact that the rain sensor, which is a cork that gets wet has to dry out before it will work, but not five days in a row.

Mr. Popowitz: I have been trying to deal with this directly, because as a resident I feel it should be resolved, but then they told Ms. Mihailovschi that it may be the cork and they asked me if it rained over the weekend. I can tell you it did not rain Friday night. I was outside running on Saturday; I was in the JCC pool Saturday afternoon. It did not rain all weekend.

Mr. Lowe: I hear what you are saying that it may be obvious in that particular area we need to be prepared, but I guess I am still not comfortable with giving more money to Research Irrigation, when they have not been able to address it.

Mr. Miller: I totally understand.

Mr. Ciechanowiecki: Do we pay for maintenance with Research Irrigation?

Mr. Popowitz: I saw them this morning. I am not trying to judge anyone, but every time I see that truck there is someone sitting in it. This was at 9:00 a.m. I do not know what they are doing, I do not know what they are supposed to be doing.

Mr. Lowe: Why don't we have them here next month?

Mr. Ciechanowiecki: Before next month let us ask them to go through the process. They want to do a wet check, not to do a sprinkler check, but identify if the sprinklers are turning on. Is it turning on at the appropriate time on its own?

Ms. Kooiman: With a wet check, they can usually change the software to make it think it is Monday at 7:00 a.m. because that is what they are doing.

Mr. Miller: We can only water two days a week according to the SFWMD laws.

Mr. Ciechanowiecki: Let us say you are supposed to have it on Thursday and it rained on that Thursday.

Mr. Popowitz: He is talking about timing, whether it is 7:00 a.m. or some other time.

Mr. Ciechanowiecki: I understand, but you could be technically speaking, for almost a seven-day cycle without rain if it rains in those two situations.

Mr. Lowe: What do we do with Research Irrigation?

Mr. Popowitz: To figure out the answer to that, I think they should at least go out and do some tests, not touch the system, but physically go out in various zones and say is it actually coming on as it is supposed to be turning on?

Mr. Ciechanowiecki: On this quote, I think it does not make any difference at this point if we wait until the next meeting to approve it.

Mr. Miller: Correct.

Mr. Ciechanowiecki: We can make a request for them to go out and see, not to push the system to trigger, but to see if it actually works. When the system is supposed to trigger on its own, is it triggering above the lake and we would like to see them reporting back by the next meeting.

Mr. Lowe: How do you know they are not going to cheat?

Ms. Kooiman: I would expect a certain level of professionalism.

Mr. Popowitz: Tell them to take a picture.

Mr. Lowe: Obviously, it is not really a question. It is just considering that he has been dealing with this for a long time as well as many other people.

Mr. Ciechanowiecki: I think that is how it needs to be worded. Obviously, we have seen there is an issue and a multiple different event, we want to make sure that if it is the rain sensors or the system or whatever it is, we have a due, or there is a bug in the system somewhere. We are going to try to identify what it is before we spend \$9,000 adding into that existing system.

Ms. Mihailovschi: It is not only him because this afternoon I had another resident complain about the same thing. It did not come on. I do not think it is the rain sensor because it has not rained. How about with this weather that is so hot, how long does it take a cork to dry?

Mr. Ciechanowiecki: That is the thing. Again, you go on line and there are 40 different websites that will give you the precipitation by date, or zip code.

Ms. Mihailovschi: Someone told me at her house it did not come on. On Saturday afternoon, I got a phone call from emergency services that the water was not shutting off, but they are in another section.

Mr. Ciechanowiecki: I think we can give them 30 days, especially if we have a maintenance program that is recovered for them to do an assessment as fast as possible by the next meeting that it is working without them triggering the system specifically.

Ms. Kooiman: I was at the clubhouse and there were puddles everywhere, but my house was bone dry.

Mr. Lowe: Can you give those guys that instruction?

Ms. Mihailovschi: Yes.

Mr. Lowe: What do we do with this proposal?

Mr. Ciechanowiecki: We wait until the next meeting.

Mr. Miller: We will table it.

Mr. Ciechanowiecki: Let us not plant anything there until then.

SEVENTH ORDER OF BUSINESS

Staff Reports (Continued)

A. Attorney

There being no report, Item Ci. followed.

C. Clubhouse

i. Proposals Regarding Security

Ms. Mihailovschi: The areas where we need cameras, and the ones that are marked on the map as A, B, C and D, are the ones we believe we need the most, but that is not going to stop people from entering. However, I have two proposals, one from Kent that we are already using their cameras and then the other one from ECS Access. The biggest problem we have in those areas is that we do not have electricity and an Internet connection to go in there. Both proposals are for solar panels. One of them is going to be using some kind of a cloud service and the other one is going to be using an air fiber. That is how we propose to do it. Both of them come up to almost the same price. One is \$39,000 and the other is \$41,000 to \$42,000.

Mr. Lowe: is that technology reliable?

An Unidentified Speaker: I deal with all of the cameras and I work for the railroad and we have cameras everywhere. Cameras do not work well. They are always broken and susceptible to lightning and you put in wires, that do not work. The easiest way to get that resolved is to patch into the homes and pay something for it. If you put them on a pole, you are going to have all kinds of issues. They will not last. No one will give you a good warranty on those cameras. What are the warranties on them, one year?

Ms. Mihailovschi: Yes.

Ms. Kooiman: I would like to ask that we have time to review this.

Mr. Ciechanowiecki: I agree that we should not make a decision today anyway, but monitored video, I see there is a monthly charge, and I see software, but I do not see either of these solutions as monitored by a human being, correct?

Ms. Mihailovschi: The guards should be monitoring this.

Mr. Ciechanowiecki: That is a perfect scenario for the cameras being stolen. We got one person at the front that is checking identification, clocking people in, looking at traffic, seeing if someone falls asleep at the gate, things like that and that is their job. At the same time, we are asking them to look at however many monitors that are there.

Ms. Kooiman: Exactly.

Mr. Ciechanowiecki: What I am trying to find is a solution that can be monitored off-site by software or a human being that if the camera is going off at 3:00 a.m., a police officer is sent.

Unidentified Speaker: There are actually good cameras for that which have software that you can put a mark and if something moves in that area, it will send a text message or email.

Ms. Wald: There is another community where they actually have canned statements that go over a loud speaker and there are different things they say depending on where they are.

Mr. Popowitz: Is this for one camera or just a series of cameras? Is it only pointing in one direction?

Ms. Mihailovschi: It is just one camera.

Unidentified Speaker: You have to put a lot of cameras because if you do not get a facial that they can be recognized, you cannot take them to court.

Mr. Ciechanowiecki: I understand, but I do not want to take anyone to court. The goal should be if someone is walking around at 3:00 or 4:00 a.m., they are probably up to no good

walking around in these areas. It should trigger a security guard or the police to go to that location and see who it is, that is what this system should do, and it is like if someone opens your door at 3:00 or 4:00 a.m. in your house with your security system, they do not physically come out, they call the police to come to your home. That is what I call monitored.

Mr. Popowitz: The only difference I meant what I appreciate the point is your home is a private residence and no one has a right to enter. Someone has the right to enter the gate at 3:00 a.m., so BSO should not have to come out every single time someone opens the gate.

Ms. Wald: The best thing is to notify security so they can handle it.

Mr. Ciechanowiecki: We are just hoping that the security person is looking at 3:00 a.m. at that screen.

Ms. Mihailovschi: I understand what you want. You want someone who is going to be looking at the cameras 24/7.

Mr. Popowitz: Not 24/7. If the camera triggers, we want them to see it.

Mr. Lowe: How much are we talking about?

Mr. Ciechanowiecki: It depends on the systems. There are companies which do monitoring video camera services.

An Unidentified Speaker: They warranty their own equipment.

Mr. Ciechanowiecki: Correct. These are companies that do security systems for cities, so again, we are only looking at five cameras?

Ms. Mihailovschi: We are looking at four plus the ones we have now.

Mr. Popowitz: If you put that for six months and you catch people, they will stop coming.

Mr. Ciechanowiecki: Correct.

An Unidentified Speaker: It is very expensive.

Mr. Ciechanowiecki: I think we can take a look and you guys might be surprised by this monthly because it is a softer overlay first that then triggers to accustom them to what is going on.

Ms. Wald: Were all these poles they are recommending on CDD property, the location?

Ms. Mihailvoschi: That is the other thing. Around the FP&L easement we must have the private company with FP&L.

Mr. Miller: If it is in the easement, that far, we have a height limitation and it has to be a non-conductive pole and they have to approve it. It is not insurmountable.

Mr. Lowe: Can we find a place within that little cage that is our property? It does not have to be exactly in the gate, as long as it is pointing into the gate.

Mr. Ciechanowiecki: I just do not want to spend more money where it makes no sense.

Mr. Lowe: I understand. I am just concerned with money. We get to the detailed portion in a second.

Ms. Kooiman: If I go jogging at 3:00 a.m., when it is cooler, will that trigger the police to come?

Mr. Ciechanowiecki: No, but perhaps security might know that someone is in that area.

Mr. Lowe: We need to postpone this until we get the monitored service review and I think we also need to understand a little bit more in terms of what happens.

Ms. Mihailovschi: We need to call FP&L to see what the requirements are for the cameras.

Ms. Wald: I would skip FP&L and put it on CDD property and you will avoid that expense.

Mr. Lowe: Just find a place on our sidewalk or some place.

Mr. Ciechanowiecki: We did request the CAM to have a vehicle on property.

Ms. Mihailovschi: We started that already.

Mr. Ciechanowiecki: I have never seen it.

ii. Results of the Acid Wash test

Ms. Mihailovschi: We did the test from the door to that side and it helped a bit, but it is the same.

Mr. Lowe: The question is the state of the papers over here on the side. As soon as you go over the roof, it is perfectly white, but before the roof it is perfectly black. It is horrendous. Obviously we have tried pressure washing, and all kinds of different things, but nothing works. I guess whenever we have money, they will have no choice but to sandblast.

Mr. Miller: There are pros and cons to sandblasting, and three separate companies I have contacted, are more than reluctant.

Mr. Lowe: The only solution is whenever it becomes even worse, we just replace the entire thing.

Iguanas were discussed.

A Resident: Is there a way that we can put something to the fence to not allow the iguanas in? This weekend the pool was full of droppings.

Ms. Mihailovschi: We put mesh on there.

The Resident: That is not doing any good. Can we have as part of the guards to go there and check in the morning before the weekend?

Ms. Mihailovschi: I will remind them, but we clean them and two hours later it is the same. They just like to go into the pool and do whatever they do.

Mr. Ciechanowiecki: This is going to become a bigger problem. Obviously it is time to progress as they will become bigger and there will be more of them. Have any other communities been able to do anything?

Mr. Miller: There is a gentleman, for lack of a better term, and we call him the *iguana wrangler*. He services 15 cities, 75 HOAs and three CDD entities which I am familiar with. When we had the large one down here that was scaring everyone, I called them, we did not have a contract, but he came down to look, but by then the iguana had gotten away. It is an ongoing problem. Yes, he can have an ongoing service function.

Mr. Ciechanowiecki: Is it that you call him and he picks one up or can you do something else?

Mr. Miller: He comes in and relocates them. One of the Districts in question because they go into banks, happens to be CSID, the Coral Springs Improvement District. They use him and that is where I found him and they burrow in the banks and you have more of an erosion problem, so it exacerbates. We did not have a cold winter, so they did not drop out of trees for people to pick them up and dispose of them. He provides an ongoing service. He uses certain bates and he gets them out and then humanely dispatches them which is the requirement.

Mr. Lowe: What do we want to do?

Mr. Miller: I can get a proposal from him if you would like. There is a cost to it, but I will get you a proposal. As I have said, he has been on the property. He understands the nature of what we have here and his first comment was, *You have a wetlands area over here*. He understands the lay of the land and I will contact him and see if we can get a proposal.

Mr. Ciechanowiecki: They are getting bigger.

D. District Manager (Continued)

i. Consideration of Resolution 2018-09, Approving Adoption and Execution of the Statewide Mutual Aid Agreement

Mr. Miller: We have been approached by the state. Basically, it is a mutual aid system where we would agree to provide resources we have if someone else asks for it and we are able to do that. By the same token, it puts us in a position of since we do not have any boats or any assets

they mentioned there, it is a mutual aid between cities. I am sure that you all have experienced that or seen that. We have been asked to join it as a Special District.

Ms. Wald: This is one most Districts that you probably did a long time ago have a joint statewide mutual aid agreement. What happened was they actually revised the agreement this year and have been sending them to every single agency whether it is a municipality, a county, Community Development District or any other type of Special District, to enter this agreement. This agreement will continue unless you opt out. It does not cost you anything, it provides you the opportunity to use pre-approved vendors by the state on an emergency basis. I have to sign it too. You would have to do a motion to approve Resolution 2018-09.

There being no further discussion,

On MOTION by Ms. Kooiman, seconded by Mr. Ciechanowiecki, with all in favor, Resolution 2018-09, Approving Adoption and Execution of the Statewide Mutual Aid Agreement, was adopted.

iii. Proposals for Head Wall Restoration

Mr. Lowe: Do we have a proposal for that?

Mr. Miller: So far, I have been unsuccessful finding a contractor willing to speak to us on this.

Mr. Lowe: No one wants to talk to us for \$75,000?

Mr. Popowitz: Was does it involve?

Mr. Lowe: It is head walls for the lakes.

Mr. Miller: The drain from the street which enters into the lake is held in place by a concrete abutment, and it is called a head wall.

Mr. Ciechanowiecki: We have done an assessment and they are deteriorating as they do over years, so we have to maintain them after a certain amount of time.

Mr. Miller: A couple of them were interested in doing more work. They felt it was too small a job. It is a lot of work, they have to put boats in the water, they have a lot of stuff they have to bring in, in order to do it, depending on the problem.

A Resident: Is there a bigger job that we can encompass them in or is it not worth it?

Mr. Miller: It is, but then we are getting back to our lake bank situation. I talked to some small contractors and when I mentioned head wall they were not sure what I was talking about.

Therefore, you talk to someone who has done seawalls, a rather specialized effort, for lake restoration and they are looking for the big items.

Mr. Lowe: Ms. Mihailovschi, what happened?

Ms. Mihailovschi: I could not do anything because I was busy between the Pine Island restoration, the tree proposal, and other items.

Mr. Lowe: Let us make sure it gets done next month.

v. Fence Encroachment

Mr. Lowe: I thought we were waiting on the legal description.

Mr. Miller: I finished the legal description on all of them this afternoon at about 4:00 p.m.

Mr. Lowe: Is Ms. Wald ready to send something?

Mr. Miller: That has not been given to her yet.

Ms. Wald: You wanted from the last meeting to actually see the photographs of the encroachments prior to moving forward with the encroachment agreement because you want to know exactly what was going on and whether landscapers would have the opportunity to go back there or if it is going to be a problem. I will sign off on this.

Mr. Miller: Is that for the resolution?

Ms. Wald: Yes.

An Unidentified Speaker: Do you throw these documents away?

Mr. Ciechanowiecki: Everything is accessible.

Ms. Wald: Everything is on the website too. Whatever gets handed out afterwards also gets downloaded on the website. These are all public records available to anyone who wants them.

Mr. Miller: The pictures we have taken, there is one that you will notice, which appears we are using the same picture for the two neighbors. That is because they have parallel fences, about three feet apart. Our problem is they go from their property line all the way back to our wall. The problem is when they do that, we cannot get in to maintain the wall, much less paint it. Mr. McCrary has responsibility to take care of bugs and other things back there and normally he is doing that with motorized equipment. It is awkward at best and getting worse.

Ms. Wald: They wanted to see what it looked like, you want to see that it is OK that the District was fine with potentially having encroachment agreements or not, with these homeowners for these expenses. I just want to get everyone back to the same page because it has been a while.

Mr. Lowe: I think I want to see pictures.

Ms. Wald: No motion has been done.

Mr. Lowe: I know, but for Ms. Mihailovschi and Mr. Miller, you guys took the pictures and walked these properties. Is this an encroachment issue or is it a safety violation? Is it something beyond just putting the fence to the wall?

Ms. Mihailovschi: For example, the other day do you remember the tops we had here for the columns? I was trying to look around although we started installing them, so someone who tried to go behind some homes could not get in there because there is a fence. I do not want to go behind the homes because I do not know if there is a dog, so I have to look on the other side, but I could not look on the other side because the hedges were out to here.

Mr. Lowe: I guess to answer your question, it is not just you are going to maintain this area, you may be in a situation where you must remove the fence because we cannot take care of the area in question.

Ms. Wald: Remember, there is no agreement now. This is CDD property and there is no permission by the CDD for any one of these homeowners to just do anything to the property, and as of now, the CDD can remove that, but as you just discussed, these people probably do not even know, but, of course, they also should have gotten permits, but they did not get permits because the city was not paying attention. What you have to decide to provide the direction, is this is something that makes sense to you and if so, also giving the ability because we already have it anyway to go behind this area.

Ms. Mihailovschi: Perhaps we can make an opening and put a gate so we can go in there.

Ms. Wald: That is a problem. They did not do gates. They did fence all around.

Ms. Mihailovschi: They put a fence over there and plants.

Mr. Lowe: Just to put it on the table will be that area needs to be accessible to us for repairs and maintenance.

Ms. Kooiman: What happens if they have the fence? Do they need the fence? If they have the fence, but they put a gate, someone jumps the fence and breaks a leg. Are we liable then?

Ms. Wald: No, because it is not our fence.

Ms. Kooiman: Even if they let us in?

Ms. Wald: They are also going to have an indemnification clause in the encroachment agreement that they will be responsible if an accident happens.

Mr. Ciechanowiecki: Let us say they have their fences up and Ms. Mihailvoschi needs to get to the back to do something and we do this agreement with them, so under this agreement what would it be? Do we have to give them notice of x amount of days or just knock on the door?

Ms. Wald: No, we have to get back there.

Mr. Ciechanowiecki: If they do not, we remove it.

A Resident: I have got my fences in. I have my side locked, but the other side is wide open. If you need to come onto my property, come and see me. I have all of my permits and did everything correctly.

Mr. Ciechanowiecki: The thing is I do not think it is anyone's intention to get anyone in trouble on anything. All we want to try and do is create a contract between the CDD and you.

The Resident: I even brought that to your attention. I said I have these columns in the back. Am I responsible for painting them? I saw all of those caps. I am looking at my fence; I am looking to see what is going on.

Mr. Popowitz: I think the majority of people do not know. The idea of saying we do have this right, we obviously do not want to just enter your property. We want to make sure we formalize this.

Mr. Lowe: Getting back to Ms. Wald, let us just make sure we are in agreement. We are going to create a contract or a document.

Mr. Ciechanowiecki: There already is a contract.

Mr. Lowe: There is nothing.

Ms. Wald: What I provided to you was an easement agreement in a draft form because first of all, you have to decide what type of encroachments you will accept or not accept. This is a motion to move forward with these. That is the only type of encroachment you are going to allow. What basically has to happen for that agreement, it has to be prepared for that encroachment with that legal description. It has to be executed by the legal property owners where the encroachment is attaching to their property and also the CDD property.

Mr. Lowe: That is fine from a legal perspective, but what I am suggesting is that even though there is an encroachment in this particular area, and the homeowner is going to maintain it, we still need to have access to it, especially, there is a column over here that we need to paint.

Mr. Ciechanowiecki: You should go to the front of the home, and that homeowner will have to give you access to the front.

Mr. Lowe: Whether it is from behind or to the side I guess every house is going to be different, but nevertheless, we need to have access to that wall or that column.

Mr. Ciechanowiecki: You will be able to do so with this agreement.

A Resident: There is no way to get back there. There are three houses that have fences. There is only one fence. There is no spot to get back there, so you are still going to have to walk onto the property.

Mr. Popowitz: If they do not want to let us onto the property, we remove the fence.

Mr. Ciechanowiecki: Not just remove one, but three fences.

Ms. Wald: The only thing that can be removed is what is on CDD property.

Mr. Ciechanowiecki: On the CDD easement.

The Resident: You are still not going to be able to get back there.

Mr. Ciechanowiecki: You do not understand. There are three homes in a row and we need to get to the middle one, because all three homes are encroaching, we will remove all three to get to the area. Does that make sense?

The Resident: Yes.

Mr. Ciechanowiecki: That is only if it is necessary.

Mr. Lowe: Right now the wall behind your home needs to be painted.

Mr. Ciechanowiecki: The concern is, what happens that time when you cannot get back there and you have to get back there? What could happen and we had a situation that happened, where it is invasion of property, but they were gone for six months like my neighbors. I had to secure items for my neighbor because everything was going to fly around. That is what they are trying figure out.

Mr. Popowitz: Is there a benefit to doing this now when we do not need it versus doing it ahead of time when we do need it?

Mr. Miller: Since the time that we developed the list and were working on it, we found two new ones today, so it is not the 18 or 19 we have here, it is 21.

Mr. Lowe: This is another subject I want to discuss. We need it because this column will have to be painted.

Mr. Popowitz: What is the benefit of doing it now versus if you know you are going to do this wall, to gain access, and send a letter saying we need to get back here? If you are not going

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to give us access, it is our property. Here is the template. If you are not going to agree with it, then we are going to have to remove the fence that is on our property.

Mr. Lowe: If I am in violation, I would much rather know today that I am in violation as opposed to by the way we are going to paint tomorrow, and you need to remove the fence.

Mr. Ciechanowiecki: I think you need to make a decision and I think it is not fair to homeowners because again, I do not think the homeowners knew when they were putting up the fences that they were in violation and I do not think it is fair to keep homeowners not knowing what is going to happen. We need to make a decision whether we are going to go with new fences right now or give an agreement for them to have that fence temporarily.

Mr. Popowitz: I do not think anyone wants to remove the fence right now.

Mr. Lowe: I do not think it is the price for removing the fences. I think we want to let them know now that there is an agreement, just maintain it, you do not have to do anything except we need access to the area.

Mr. Ciechanowiecki: Perhaps we just send them a letter letting them know we do not need to do anything, but if access is needed they will have to supply it.

Ms. Wald: The agreement is for that homeowner to place something on the District property that is not allowed, and so now you are aware of that. You still have the responsibility of the District to maintain that area. You have potential liability issues, you do not have the indemnification, that is the only good thing that you get out of the easement agreement for the protection for the District is the indemnification portion of it, and that each one of these homeowners be put on notice. The other thing that we talked about from the last meeting is the same problem which occurs in other Districts that they have and it is also the same process for Cooper City. Once Mr. Pulcini gets on board, he can pass that information on for the City Commissioner to look at this. You have to look at where the easements are. You cannot just take it at face value. As part of the survey that should be required by the City of Cooper City, to issue a fence permit for a homeowner, every single one of those easements should be on there.

Mr. Lowe: Do we agree that we want to send a letter?

Mr. Ciechanowiecki: Yes.

Ms. Wald: You want to send a letter to each one of these homeowners with a draft easement agreement. I will prepare the draft easement agreement with the information provided. The only easement agreements that you are looking for is for 12 that are provided in this package.

Mr. Lowe: There may be two more that he is going to give you.

Ms. Kooiman: Do you recall Mr. McCrary saying something about the CDD hedges being impeded by the growth from someone who planted some trees?

Mr. Miller: We have a number of different kinds of encroachment. We are focusing in on fences right at the moment, and on some of those lines the way that the document was prepared, you may have multiple addresses on the same street, so there may be 12 listings there, but there are 19 separate occasions, plus two that we found today. As far as the encroachment we talked about right now, on fences, that is true. I was going to bring up that we have other people encroaching building on our property to include recreational items on the property, like trampolines and other things which can be moved. If we are going to protect our rights for a fence area, we need to protect our land everywhere because we have those items. We also have shrubbery which was the point that Ms. Kooiman was bringing up. We have had some shrubbery die and stress because of shade from others who have put up other types of hedges and they are on our property and we cannot even get back there. I walked through on the one in which we had to remove the tree to get back there. I had to go sideways to get through there because of the person's hedge which is overgrown on our side.

Mr. Lowe: What I am suggesting is in addition to those examples that you mentioned, there are also people who have intention of building something, like building a fence, expanding a driveway or increasing the landscape and they either do not look at their site map, they do not get the proper permit, or they try to get a permit and the city approves it for all those exceptions, but nevertheless with or without that encroachment. I do not care whose fault it is, that is not the intention. The intention is that at least maybe we should send a letter to everyone in the community stating, *before you entertain doing anything to the property, take a look at your official block map and make sure you are in compliance with your property line.*

Mr. Ciechanowiecki: Is that our duty or is it the HOA's duty?

Mr. Lowe: For our property, it is our fault.

Mr. Ciechanowiecki: For our property yes, but you are talking about their property too.

Mr. Lowe: No, there should be an awareness if I want to put a fence and I do not know that I can go all the way to the wall, well now you know that you cannot go all the way to the wall.

Mr. Popowitz: Even if it comes to going to the HOA and putting them on notice that if you are going to go on our property, you better make sure you are doing it the right way.

Ms. Wald: What we talked about at the last meeting and I may or may have not made a recommendation, because it is something that we have in another District on a regular basis on the wall in the District that people attach to, is the HOA there has an Architectural Review Committee, and what we did is we advised the HOA and the HOA now works with the CDD directly with the manager that when someone is making that request to the Architectural Review Committee, it automatically is sent over to the District if it is going to involve the District's property, so obviously this case is simple, it is a wall in this other District, it is not very large, and then the District now has an understanding of it, and you can look at it from the District management perspective and determine this is District property.

Mr. Lowe: I think that communication has to happen.

Mr. Ciechanowiecki: Hopefully everything goes well.

Mr. Miller: We have a lot to talk about.

Ms. Wald: Do you want to do a motion for me to prepare the encroachment agreement for the listing of the appropriate number, and the other ones which have been located that are similar instances?

Mr. Popowitz: Who are they going to call? Who should be the contact?

Mr. Lowe: It should be Ms. Mihailovschi, Mr. Miller or Ms. Wald.

Ms. Wald: It is going to be an expensive call if they call me.

Mr. Lowe: OK, Ms. Mihailovschi or Mr. Miller. What about the other letter for information purposes? This is addressed to everyone and is going to cost \$1,000.

Mr. Ciechanowiecki: It is going to cost \$3,000.

Mr. Popowitz: Let us prepare it for review at the next meeting.

Mr. Ciechanowiecki: I think you can email to the community, and put something on the Facebook page as well.

Mr. Lowe: The problem with that is we only have a small percentage of emails.

Mr. Popowitz: I want to mail it.

Mr. Ciechanowiecki: I understand, but you can start off with that process.

Mr. Popowitz: Some people get it and some people do not.

Mr. Miller: I would prefer to have a mailing, put it on the website and email simultaneously.

Mr. Ciechanowiecki: If we are going to do a mailing, let us talk about showcasing the new website, getting people to know the link, etcetera, so that hopefully the communication base starts reverting back to the website too. If we are already going to spend the money to mail something out, let us have proper communication back to the homeowners.

Mr. Lowe: It cost \$2,000 to mail a letter. We did that with the HOA.

Mr. Ciechanowiecki: We should not just send out letters because it only costs \$2,000. I am saying let us utilize this as an opportunity to communicate, if we do not have your email address, this is an opportunity to, perhaps a fact-finding letter that is attached to the other letter.

Mr. Lowe: I know what you are saying, but I think it loses the message. One hand, here is the newsletter of all the good things we have done, and by the way, if you are encroaching come to us.

Mr. Ciechanowiecki: I am not referring to a newsletter. If you are encroaching and at the back of that letter, a good way to keep up to date with all of the things with the HOA is resource A, B and C.

Mr. Miller: You also have the situation where on one of our lists we were working, the ownership is different from the person who is living on the property at the moment. If the person is living on the property, they may, in fact, be on your HOA email list, but they have no legal right to sign anything. They are a tenant. I say that and I am not an attorney, but that is my understanding of their position.

Mr. Lowe: Let us just do this step by step. Do we agree on sending a letter, coupled with an email and posting it to the website?

Ms. Kooiman: Honestly, from my opinion, we should mail it to ensure everyone receives it.

Mr. Ciechanowiecki: The problem is if we do not do it, people will claim they never received it.

Mr. Lowe: We are trying to avoid a future problem obviously.

Ms. Kooiman: I think if we start working with the HOA more to make sure that in the future these things are clarified that you cannot build here and we send the official letter to these, then that should clarify, right?

Ms. Wald: I would suggest this does not come from the attorney, as that will scare people.

Mr. Lowe: It will not come from the attorney. It will come from the CDD.

Mr. Popowitz: Just do one letter with our compliance issue and one letter, on a separate page, for information references, so you can separate it and there is no confusion because if it is all in one letter, back and front, people will feel like this is junk, just an informational message they are not going to read. If you want to focus in on the main focus which is the property issue, put that on one letter, same mailing, just two separate pages.

Mr. Miller: I would also then want that informational part of the letter to be incorporated in the new resident learning process.

Mr. Ciechanowiecki: I am fine with the letter going out. I am fine with the agreements we want to do. I want to create different paths for homeowners to get information.

Mr. Lowe: I think eventually we will just have everyone's email.

Mr. Ciechanowiecki: That is never going to happen. I want to try to create a path for them to say I just got this letter, which is another great way to stay in touch.

Ms. Wald: Perhaps Mr. Miller and I can work on a letter together. We send it to each one of the Board members for comments and we move forward.

Mr. Lowe: Yes.

Ms. Wald: What about the encroachment agreement? I still need an answer on that.

Mr. Ciechanowiecki: You should move forward on that.

On MOTION by Mr. Ciechanowiecki, seconded by Ms. Kooiman with all in favor, the District entering into encroachment agreements with the residents having property attached to the District's fencing and walls, was approved.

Mr. Ciechanowiecki: What happens with the encroachments related to trees? I know there was a home with 15 Palm Trees planted on the easement.

Mr. Miller: I would think that once the general letter of information that you are not supposed to be using CDD property for other reasons, we can look for the trampolines and agriculture that is out there.

Mr. Ciechanowiecki: What is the expectation there?

Mr. Miller: In another District, I have my orders saying you are to remove it from our property in 20 days or we will bill you, basically.

Ms. Kooiman: I am thinking about the coconut trees, that are not infringing us from doing anything around there.

Mr. Miller: You get into the problem of selective enforcement.

Ms. Kooiman: That is the problem. Can you enforce it because it is directly affecting the property?

Ms. Wald: You have to pick one half or the other. You are either going to enter agreements with these folks or you are going to tell them something else.

Mr. Lowe: I have the feeling that this 19 or whatever the number is, will be an open door type of bid, assuming it is covering more items.

Ms. Wald: You can do a motion with a policy later on.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Lowe: The last time I said I was going to look at the \$1 Million restoration project as a proxy, and taking that \$1 Million understanding that we are obviously going to have to bid that out, but I just took it as we have \$1 Million plus or minus, and I am under the assumption that apparently it was somewhat OK with the engineer in terms of spreading the \$1 Million into three years. Obviously, there is still a question in my mind of can we actually wait three years? Can we wait five years or should we just do it in two years. For argument purposes, I spread it into three years just to see what happens to our financials. You will see in the first half I took Phase 1 and spread it out into 2018 and 2019, and Phase 2 in 2020. So I spread it into three years again, just as it has taken the ground, the total value \$1.61 Million. Today, as I mentioned before, if we have close to \$1.2 Million in reserves, so right off the bat without doing any numbers, you can imagine that \$1 Million lake improvement will eat the entire \$1 Million we are reserving and basically been building up for the past five years. That is not to count anything that we obviously talked about such as your cameras and all the other improvements that we want, including the trees. Obviously, we cannot be without reserves. That goes without saying too. At the end of the day, the other thing that I also did over here is that our operating budget is \$2.4 Million on an annual basis. That has not changed in the past five years. That has been the magical number that we have basically been able to keep. My estimation of the surplus for this particular year is going to be about \$130,000. Keep in mind, that number two years ago was \$300,000 and that is how we have been able to accumulate \$1 Million. Obviously, this particular year, things happened. The hurricane happened, the property is getting older, maintenance is getting heavier, just like your houses are starting to deteriorate and it is going to cost more because the projects are bigger.

Ms. Mihailovschi: The cost of living is different from five years ago.

Mr. Lowe: Obviously, inflation. I assume a 5% increase in operating expenses year over year. Without doing anything else, we will have a deficit in my estimation in the year 2020, or we will have to increase rates.

Mr. Popowitz: We are assuming a 5% year over year on expenditures, yet you are not advocating increasing anything, but would you assume 5%?

Mr. Lowe: Sure. That is just to clarify. Yes, I assume a 5% increase in expenses and what happens if we do not increase the revenue, we will have a deficit in year three, that is the assumption I have made. Obviously, we cannot have a deficit. We cannot present a budget with a deficit, so we will have to increase revenues no matter what. The end of the story is, if we want to maintain reserves of \$750,000 and I pulled that number out of a hat, you can say we should be OK with \$100,000 or you can say no, I need \$2 Million. I just chose \$750,000 because it sounds a little bit less than \$1 Million. It is not that we want to be rich, but we do not want to be poor. That basically means that to cover the \$1 Million lake restoration and to cover our increases in the operating deficit, we will have to increase CDD revenues \$175,000 in 2019, \$600,000 in 2020, \$233,000 in 2021 and \$366,000 the following year.

Mr. Popowitz: Is this for the 2019 budget?

Mr. Miller: You have already approved the 2019 budget, so we cannot change it.

Mr. Lowe: Add the \$175,000 to \$623,000. I guess what I am saying is that we will have to increase revenues in 2020.

Mr. Ciechanowiecki: Yes and no. It all depends by the volume how much you are increasing it by what margin for your reserves you are willing to sustain, correct?

Mr. Lowe: Not really, because \$1 Million will overwhelm you in lake restoration.

Mr. Ciechanowiecki: I understand. That is assuming if we do it over three years which is four, which is five, etcetera.

Mr. Lowe: Correct, but I cannot hurt the engineer saying three years is unreasonable.

Mr. Ciechanowiecki: I get that, but you are also talking about by 2020 increasing the budget by 40%. I think you will have a mass exodus of homeowners if you increase CDD fees by 40%.

Mr. Lowe: I understand that, but on the other hand, money has to come from somewhere.

Mr. Ciechanowiecki: Correct, but there are other conversations to be had further down the line.

Mr. Popowitz: If you do not do that, you take out money.

Mr. Ciechanowiecki: You can do multiple things. The budget has already been approved for 2019, so this in conversations with 2020. What do we want to do with these thoughts? It will have to be an ongoing conversation.

Mr. Popowitz: Our task is to deal with the immediate issues that we get on a daily basis. Really, our goal is planning for the future and I think it is smart we are saying we have this big project which is going to take multiple years, how it is going to affect our budget moving forward, so we can plan for it? This is more of a high level raw planning exercise.

Mr. Ciechanowiecki: Yes, the short answer at some point, probably by next year, we are going to have to look at potential increases in our CDD fees to be able to cover, especially if we want to maintain a healthy back-up to be able to do any potential reigning in of debts.

An Unidentified Speaker: You can get the money from the budget you already have, pay it off and then next year just charge for expenditures.

Mr. Ciechanowiecki: I know you guys do not have the numbers, but if we just look at what we are currently taking in, versus how things are going to increase because things are going to increase every single year, whether we like it or not, so Mr. Lowe is doing a 5% increase year over year versus our income of what we accrued staying flat. Taxes might increase, but our CDD fees have not, so if we maintain the same thing, we are going to be in a deficit, without doing anything different by 2020. We are going to be \$100,000 short.

Mr. Popowitz: For clarification, the majority of the funds the CDD is expending is going to fix contracts, landscaping, fertilization. The bonds are definitely fixed, so there is a very small amount, maybe about \$300,000 or \$400,000 that is actually discretionary for improvements. A lot of it is some costs we have to do, whether it is the pools, electricity or whatever it may be. It is very small, out of that \$2.4 Million that you have discretion on where to spend it.

Mr. Lowe: I am raising the flag that we will need to have this discussion. It is important that we also talk to the engineer about the big capital improvement, the Estada item because as you see that is a yellow line that is over here because it is empty. That will be more money that we will have to do at some point in time.

Ms. Wald: What you will want to do is a budget workshop early next year.

Mr. Lowe: Yes.

Mr. Miller: We should have it in February.

Ms. Wald: You need to have a workshop and at least discuss before you go to the next step, which is the proposed budget.

The record shall reflect Mr. Popowitz exited the meeting at 8:45 p.m.

Mr. Ciechanowiecki: We have a massive *pill to swallow*. We just need to figure out how to do so.

Ms. Kooiman: How much money might we be getting back from FEMA?

Mr. Miller: Anything we get is positive.

SEVENTH ORDER OF BUSINESS

Staff Reports (Continued)

D. District Manager (Continued)

vi. Update on the Fencing and Walls in Estada

Mr. Ciechanowiecki: If we do this whole assessment of these trees in Estada, do we have an avenue to go back to the builder or the city?

Ms. Wald: If the builder did what the city said, no.

Mr. Ciechanowiecki: If they did not?

Mr. Miller: That is also assuming that builder is still in business.

Ms. Wald: There is also a statute of limitations. I think what you have to figure out first is what is the District's responsibility with regards to the trees? I think that is the number one issue that you really have not looked at from all perspectives yet. Number two, is it really an issue where someone was negligent, no one has liability for those trees, and 10 years down the road and the money you are spending to look at that. Those are the three elements you have to keep in mind. Again, I have no problem with helping you in this regard.

Mr. Lowe: How do we address these items, especially the responsibility point of view?

Ms. Wald: The responsibility point of view is whose trees are they? Whose property are they on? If you are looking at trees that are solely on CDD property, then it is the CDD's responsibility, but if they are not, then it is not the CDD's issue, and it is not the CDD's problem. Therefore, the CDD should not expend the funds. The CDD does not have to worry about it because it is not a CDD issue.

Mr. Ciechanowiecki: What about taking items from the back yards of homeowners?

Ms. Wald: It is the homeowner's responsibility.

Mr. Lowe: We can see that in many cases it is our tree.

Ms. Wald: If it is CDD property, a CDD tree, now you move into the second portion of that. You need to know where they are. Are they CDD? Is this really a CDD issue first, and if it is where are they? The second is, is this really your problem? Is this something the CDD has to do? Is it required by law for the CDD to remove or replace these trees? That is your first step and I really do not think, in my opinion, from sitting here for the last two years, that that has actually been assessed.

Mr. Ciechanowiecki: We will let the engineer come back. I am told at this very moment I thought it was a soil problem. This is the first time that you guys have ever heard of a tree rot. Let us assess what the engineer brings up.

Ms. Wald: You really do need all of the information.

Mr. Ciechanowiecki: Of course.

Mr. Lowe: I think at the end of the day, the wall or the column is tilted, at least our call. To answer your question, is do we have an obligation to fix this leaning column or not?

Ms. Wald: Yes.

Mr. Lowe: My idea would be yes, we want to do it because we want to maintain the property as originally constructed and intended to be. It is not to be like this.

Ms. Wald: If there is an issue with a tree on CDD property, it is easy. The CDD can remove the tree. If it is an issue that we are talking about a tree that is owned by the HOA or by a homeowner, now we are going to have to deal with that entity.

Mr. Ciechanowiecki: Let us see obviously what the engineer brings back and we will cross that bridge when we get to it.

Mr. Miller: I surveyed that area with him that we are looking at. Part of the problem was that the trees that were doing the bulk of the damage were ours and they were planted on both sides where the fence is. Some of the trees were pushing the post that way, trees on this side were pushing it the other way. It is 100% caused by roots.

Mr. Lowe: Let us see what happens.

ii. Website Compliance

Mr. Miller: We are working on this. We are aware of a couple of things of the nature our service provider, which is GoDaddy. We did not build your website using their product. We used a different product that with minor tweaks, we can be 100% compliant in a relatively short period of time, and as far as I know, it is at no cost to the District.

EIGHTH ORDER OF BUSINESS**Supervisors' Requests (Continued)**

Mr. Miller: I spoke with Mr. Pulcini last night. He apologized that he was not going to be able to attend tonight. He had some things that he wanted to be brought up. I said please give them to me in the form of an email and I will be sure to bring them forward. We already addressed most of them this evening. The first he had was that if a Supervisor has an issue, the Supervisor should go to management and management should handle. I think we already discussed that at length, and I am in total agreement. I need to make one comment about the fertilization. I guess because of his interaction with the City, it has been alleged that we have not been fertilizing our trees. I think you heard a rather lengthy discussion here about how we are fertilizing the trees, particularly for the last 18 months. Whether that is a difference of opinion that I know that based on my conversation with them, that was something he was going to bring up. The last thing we have is number five because we discussed speed bumps. We need to do some more work on that. He phrased this to me in a way that I think I understand where he is coming from, but his specific point to me was that young children who may want to play basketball cannot get to the courts now because they cannot come through the clubhouse and his thought was that if move the lock, which is currently on the outside to the inside, anyone can use the basketball courts and not have to inconvenience anyone. By the same token, we have provided the security that we need to the clubhouse because the doors on this side are locked, meaning if a resident wants to use it, they come through the clubhouse and get a key.

Mr. Lowe: Is it because he wants people to use the basketball court after hours or before hours?

Mr. Miller: We did not talk about hours at all. I did not get a great deal of detail.

Mr. Lowe: Why is that a problem?

Mr. Miller: I think the fact was he was saying was that if a 13-year-old young man wants to shoot hoops, he would not be able to do so. I understand from talking to Ms. Mihailovschi today that they come to the front desk and say they want to shoot hoops and we make it available to them.

Ms. Mihailovschi: That is if they are 13 or older. If they are younger than 13 they are not granted the privilege.

Mr. Lowe: The question is changing the age limitation we have right now.

Mr. Ciechanowiecki: What happens when someone comes in with six guests from outside the community? They are not allowed to use it.

An Unidentified Speaker: The tennis court is wide open. Why don't you just open the basketball court too?

Ms. Kooiman: The issue with the basketball court I believe was with the gym and that was when they decided to lock it. The entire football team was working out in the gym.

Mr. Ciechanowiecki: I understand the gym because it is indoors.

Ms. Kooiman: They were concerned the entire Cooper City High School football team was working out there.

Ms. Wald: If you want to change things, you have to change the rule and go through the rulemaking process.

Mr. Ciechanowiecki: There is an actual rule?

Mr. Miller: Yes.

Mr. Lowe: To change the gate is just a bypass to changing the rule which obviously is logical.

Mr. Ciechanowiecki: If the tennis court is open, why are we closing the basketball court?

Mr. Lowe: It may well be a city rule, but we need to change the rule then.

Ms. Wald: If you want to change the rule, you may do so. You have to go through the rulemaking process.

Ms. Kooiman: This is advertised.

Mr. Lowe: It is not impossible, but it is a process.

Ms. Wald: You can, but you have to go through it. It is right here. It is J3. *Eligible Users. Patrons and their guests 13 years of age or older are permitted to use the basketball court during the designated operating hours. Children under 13 years of age may use the basketball court only when accompanied by a parent or authorized person 18 years of age or older.* If you want to change it, you can change it. You just have to tell us you want to do it, and we have to go through the process.

Ms. Kooiman: I think part of it is there are not a whole bunch of kids eight years old playing tennis.

Ms. Wald: *Guests may use tennis courts if accompanied by an adult patron. Children under the age of 16 are not allowed to use the tennis court unless accompanied by an adult patron.*

Do you want to change the rule?

Mr. Lowe: Was it Mr. Pulcini's intention to change the rule?

Mr. Miller: He just wanted it brought up for discussion.

Mr. Lowe: What is your opinion?

Mr. Ciechanowiecki: If you have a rule we can still enforce it regardless.

Ms. Kooiman: Yes.

Mr. Ciechanowiecki: What I am trying to say is, whether there is a lock or no lock, you can still enforce that regardless, right?

Ms. Wald: Correct. You can tell them to leave. You can do the same thing on the tennis court. They can lose their privileges.

Mr. Ciechanowiecki: Just open the gate and then if there is a problem, force it out.

Ms. Kooiman: I think it is just a way of getting around the rules. To me it is silly that someone's 12-year old or 11-year old kid went to a Board member and said my kid cannot play basketball without my watching it. I want to be a parent and watch my kid play basketball. Why don't we just move the lock so that my kid can go in unsupervised and play basketball? I do not want to be a part of that.

Mr. Lowe: If the intention is to allow people less than 13 access to the basketball court, then we should do this the right way which is to change the rule, not by bypassing the rule of changing the gate.

An Unidentified Speaker: It is not the same group for the tennis court, which is wide open.

Mr. Ciechanowiecki: Correct.

The Unidentified Speaker: The age is 16, which is even higher. There is no lock. Why do you want to lock it? Just leave it open.

Mr. Lowe: I do not know why the tennis court has that rule.

Mr. Ciechanowiecki: Those are on the easement, which is FP&L property, not our property, right?

Ms. Wald: These are the District's rules. The District can enforce their rules. It does not really matter what property it is on. These are District rules for the District facilities. If the District wants to change something or suspend something, they have to go through the rulemaking process.

Mr. Ciechanowiecki: I get that. It is on the FP&L easement.

Mr. Miller: The easement agreement between FP&L and ourselves says basically it was granted for a bicycle path and other amenities. That is another amenity that is ours.

Ms. Wald: That really does not matter one way or another. It is just what the District wants to do.

Mr. Ciechanowiecki: I do not know what the answer for this is, but when you go to a public park, is there an age limit to going to a basketball court in a public park?

Ms. Wald: In some parks there are.

Ms. Mihailovschi: Is anyone enforcing it?

Ms. Wald: For liability issues, yes. I can tell you there is just because I used to be a city attorney and it is all depending upon the work.

Mr. Ciechanowiecki: Do they close them off at certain hours?

Ms. Wald: Yes.

An Unidentified Speaker: We tried this once and I am not saying it was a failure or not, but it was someone on the Board who was upset at some teenagers who were smoking marijuana or something like that, but I think that is when it got locked up. Didn't we try to open it for a month or two five years ago?

Mr. Ciechanowiecki: I do not recall. The question to me is since we have taken a public area, if a public park has the same rules, we should follow some of the rules.

Ms. Wald: It all depends upon what is right for your community.

Mr. Lowe: They do have those rules.

Mr. Ciechanowiecki: That is what I am asking. If there are those rules, we should follow some of the rules.

An Unidentified Speaker: If it is public property, are we liable if something happens there? Is the District liable instead of Cooper City?

Ms. Wald: If it is our facility, we have the legal responsibility to maintain our facility.

The Unidentified Speaker: Maybe we should have separate rules.

Mr. Ciechanowiecki: Maybe we should lock the tennis court too.

Ms. Wald: That is up to you guys how you want to do it.

Mr. Lowe: My suggestion is to table this to the next meeting if Mr. Pulcini wants to bring it back again.

Mr. Ciechanowiecki: I am OK with the conversation, as long as it aligns with whatever happens in a public park.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Ciechanowiecki, seconded by Ms. Kooiman, with all in favor, the meeting was adjourned at 9:03 p.m.
--

George Miller
Assistant Secretary

Ricardo Lowe
Chairman

Fourth Order of Business

**Monterra
Community Development District**

Financial Report

July 31, 2018

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**Monterra
Community Development District**

Financial Statements

(Unaudited)

July 31, 2018

Balance Sheet
July 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005A DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 394,739	\$ -	\$ -	\$ 394,739
Cash On Hand/Petty Cash	500	-	-	500
Accounts Receivable	55	-	-	55
Due From Other Funds	-	-	28,913	28,913
Investments:				
SBA Account	941,130	-	-	941,130
SBA Account Reserves	350,560	-	-	350,560
Interest Account	-	-	51	51
Interest Account A	-	20	-	20
Prepayment Account	-	3,134	-	3,134
Prepayment Account A	-	155,396	-	155,396
Principal	-	-	25	25
Redemption Fund	-	-	11,691	11,691
Reserve Fund	-	-	254,320	254,320
Reserve Fund A	-	7	-	7
Revenue Fund	-	-	201,946	201,946
Revenue Fund A	-	3,083	-	3,083
Sinking fund	-	9	-	9
Sinking Fund A	-	6	-	6
Prepaid Items	800	-	-	800
Deposits	16,305	-	-	16,305
TOTAL ASSETS	\$ 1,704,089	\$ 161,655	\$ 496,946	\$ 2,362,690
<u>LIABILITIES</u>				
Accounts Payable	\$ 74,307	\$ -	\$ -	\$ 74,307
Accrued Expenses	55,780	-	-	55,780
Due To Other Funds	28,913	-	-	28,913
TOTAL LIABILITIES	159,000	-	-	159,000

Balance Sheet
July 31, 2018

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2005A DEBT SERVICE FUND</u>	<u>SERIES 2015 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	800	-	-	800
Restricted for:				
Debt Service	-	161,655	496,946	658,601
Assigned to:				
Operating Reserves	425,078	-	-	425,078
Reserves - Clubhouse	41,338	-	-	41,338
Reserves-Gates/Guardhouses	41,338	-	-	41,338
Reserves - Hurricane	41,338	-	-	41,338
Reserves- Irrigation System	41,338	-	-	41,338
Reserves - Landscape	41,338	-	-	41,338
Reserve - Lighting	20,669	-	-	20,669
Reserves - Pools	41,338	-	-	41,338
Reserves - Roads and Sidewalks	82,675	-	-	82,675
Reserve - Security Features	41,338	-	-	41,338
Reserve - Wall & Fence Perimeter	20,669	-	-	20,669
Unassigned:	705,832	-	-	705,832
TOTAL FUND BALANCES	\$ 1,545,089	\$ 161,655	\$ 496,946	\$ 2,203,690
TOTAL LIABILITIES & FUND BALANCES	\$ 1,704,089	\$ 161,655	\$ 496,946	\$ 2,362,690

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2018

ACCOUNT DESCRIPTION	Annual Adopted Budget	Year to date Actual	Committed Funds (1)	Forecasted Funds (2)	Total Projected Amount (3)	Variance To Budget Fav (UnFav) (4)	Total Projected As a % of Budget (5)
REVENUES							
TOTAL REVENUES	\$2,427,114	\$2,476,774	-	-	\$2,476,774	\$49,660	102.0%
EXPENDITURES							
Administrative	98,440	95,737	-	-	95,737	2,703	97.3%
Property management and security	520,246	432,866	90,060	-	522,926	(2,680)	100.5%
Maintenance: Gate/Fence	71,183	83,402	3,653	-	87,055	(15,872)	122.3%
Maintenance: Lakes	206,458	122,474	13,380	-	135,854	70,604	65.8%
Maintenance: Landscape/Hardscape	788,010	692,714	109,959	-	802,673	(14,663)	101.9%
Maintenance: Pool	23,900	18,430	3,348	-	21,778	2,122	91.1%
Maintenance: Other	145,704	136,558	58,447	5,169	200,174	(54,470)	137.4%
Utilities	236,300	195,537	775	-	196,312	39,988	83.1%
Other Expenses	58,641	42,341	920	-	43,261	15,380	73.8%
Contingency	278,232	87,614	10,106	-	97,720	180,512	35.1%
TOTAL EXPENDITURES	2,427,114	1,907,673	290,649	5,169	2,203,491	223,623	90.8%
Excess (deficiency) of revenues Over (under) expenditures	-	569,101	(290,649)	(5,169)	273,283	273,283	
Net change in fund balance	-	569,101	(290,649)	(5,169)	273,283	273,283	
FUND BALANCE, BEGINNING (10/1/2017)	975,988	975,988	-	-	975,988	-	
FUND BALANCE, ENDING	\$975,988	\$1,545,089	(\$290,649)	(\$5,169)	\$1,249,271	\$273,283	

Notes

- 1.) Committed Funds are balances from signed contracts which have not been paid yet.
- 2.) Forecasted Funds are balances which are expected to be needed prior to year-end but no signed contract exists at this time.
- 3.) Total Projected amounts are the anticipated year-end balances for each category.
- 4.) Compares the total projected amounts to the adopted budget. Favorable variances are positive; Unfavorable variances are negative.
- 5.) Compares the total projected amounts as a percentage (%) of the adopted budget.

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2018

ACCOUNT DESCRIPTION	Annual Adopted Budget	Year to date Actual	Committed Funds	Forecasted Funds	Total Projected Amount	Variance To Budget Fav (UnFav)	Total Projected As a % of Budget
REVENUES							
Interest - Investments	\$ -	\$ 12,935	\$ -	\$ -	\$ 12,935	\$ 12,935	0.0%
Room Rentals	-	200	-	-	200	200	0.0%
Interest - Tax Collector	-	1,041	-	-	1,041	1,041	0.0%
Rental Income	-	250	-	-	250	250	0.0%
Non Resident Fee	-	60	-	-	60	60	0.0%
Membership Cards	-	855	-	-	855	855	0.0%
Special Assmnts- Tax Collector	2,427,114	2,441,170	-	-	2,441,170	14,056	100.6%
Gate repair refunds	-	4,489	-	-	4,489	4,489	0.0%
Decal headlamp/windshield	-	11,925	-	-	11,925	11,925	0.0%
Other Miscellaneous Revenues	-	3,349	-	-	3,349	3,349	0.0%
Gate Bar Code/Remotes	-	415	-	-	415	415	0.0%
Access Cards	-	85	-	-	85	85	0.0%
TOTAL REVENUES	2,427,114	2,476,774	-	-	2,476,774	49,660	102.0%
EXPENDITURES							
Administrative							
P/R-Board of Supervisors	2,800	-	-	-	-	2,800	0.0%
FICA Taxes	214	-	-	-	-	214	0.0%
ProfServ-Arbitrage Rebate	1,800	-	-	-	-	1,800	0.0%
ProfServ-Dissemination Agent	1,800	139	-	-	139	1,661	7.7%
ProfServ-Engineering	15,000	9,610	-	-	9,610	5,390	64.1%
ProfServ-Property Appraiser	2,216	2,216	-	-	2,216	-	100.0%
ProfServ-Trustee Fees	10,500	9,768	-	-	9,768	732	93.0%
Attorney Fees	18,000	40,143	-	-	40,143	(22,143)	223.0%
ProfServ-Web Site Maintenance	500	932	-	-	932	(432)	186.4%
Auditing Services	4,200	-	-	-	-	4,200	0.0%
Postage and Freight	750	306	-	-	306	444	40.8%
Rentals & Leases	2,400	133	-	-	133	2,267	5.5%
Insurance - Property	25,743	22,883	-	-	22,883	2,860	88.9%
Insurance	7,242	6,676	-	-	6,676	566	92.2%
Printing and Binding	2,500	1,063	-	-	1,063	1,437	42.5%
Legal Advertising	1,500	511	-	-	511	989	34.1%
Other Current Charges	750	915	-	-	915	(165)	122.0%
Office Supplies	350	242	-	-	242	108	69.1%
Dues, Licenses, Subscriptions	175	200	-	-	200	(25)	114.3%
Total Administrative	98,440	95,737	-	-	95,737	2,703	97.3%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2018

ACCOUNT DESCRIPTION	Annual Adopted Budget	Year to date Actual	Committed Funds	Forecasted Funds	Total Projected Amount	Variance To Budget Fav (UnFav)	Total Projected As a % of Budget
<u>Property management and security</u>							
ProfServ-Mgmt Consulting Serv	53,045	45,743	8,500	-	54,243	(1,198)	102.3%
Onsite Maintenance	43,051	35,876	7,175	-	43,051	(0)	100.0%
Onsite Property Manager	26,697	23,297	4,450	-	27,747	(1,050)	103.9%
Attendant	112,845	94,038	18,808	-	112,846	(1)	100.0%
Security	284,608	233,912	51,128	-	285,040	(432)	100.2%
Total Property management and security	520,246	432,866	90,060	-	522,926	(2,680)	100.5%
<u>Maintenance: Gate/Fence</u>							
R&M-Fence	12,750	20,654	-	-	20,654	(7,904)	162.0%
R&M-Gate	38,000	29,898	3,653	-	33,551	4,449	88.3%
Gate Transponders	7,000	8,437	-	-	8,437	(1,437)	120.5%
Gate Camera Systems	13,433	11,668	-	-	11,668	1,765	86.9%
Misc-Hurricane Expense	-	12,745	-	-	12,745	(12,745)	0.0%
Total Maintenance: Gate/Fence	71,183	83,402	3,653	-	87,055	(15,872)	122.3%
<u>Maintenance: Lakes</u>							
R&M-Pump Station	23,338	12,254	-	-	12,254	11,084	52.5%
Lake & Wetlands Maintenance	28,320	23,600	4,720	-	28,320	-	100.0%
Pest Control-Midge Lake Banks	65,000	26,120	5,360	-	31,480	33,520	48.4%
Pest Control-Midge Lakes	50,000	38,000	-	-	38,000	12,000	76.0%
Mitigation Maintenance	19,800	16,500	3,300	-	19,800	-	100.0%
Mitigation Reporting	8,000	6,000	-	-	6,000	2,000	75.0%
Pump Station Reserve	12,000	-	-	-	-	12,000	0.0%
Total Maintenance: Lakes	206,458	122,474	13,380	-	135,854	70,604	65.8%
<u>Maintenance: Landscape/Hardscape</u>							
Landscape Contract Administration	12,000	-	-	-	-	12,000	0.0%
R&M-Mulch	50,000	42,550	-	-	42,550	7,450	85.1%
R&M-Pest Control	101,000	85,265	16,667	-	101,932	(932)	100.9%
R&M-Trees and Trimming	30,000	-	-	-	-	30,000	0.0%
Royal Palm Treatment	15,000	2,579	-	-	2,579	12,421	17.2%
R&M-Pressure Washing	61,980	58,396	10,330	-	68,726	(6,746)	110.9%
Rust Control	9,600	8,000	1,600	-	9,600	-	100.0%
Landscape Maintenance	368,400	319,390	69,552	-	388,942	(20,542)	105.6%
Landscape Replacement	30,000	11,025	-	-	11,025	18,975	36.8%
Landscape Replacement-Annuals	10,000	385	-	-	385	9,615	3.9%
Irrigation Maintenance	76,912	58,652	11,810	-	70,462	6,450	91.6%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2018

ACCOUNT DESCRIPTION	Annual Adopted Budget	Year to date Actual	Committed Funds	Forecasted Funds	Total Projected Amount	Variance To Budget Fav (UnFav)	Total Projected As a % of Budget
Irrigation Repairs & Replacem.	23,118	41,965	-	-	41,965	(18,847)	181.5%
Misc-Hurricane Expense	-	64,507	-	-	64,507	(64,507)	0.0%
Total Maintenance: Landscape/Hardscape	788,010	692,714	109,959	-	802,673	(14,663)	101.9%
<u>Maintenance: Pool</u>							
R&M-Pools	20,000	17,060	3,348	-	20,408	(408)	102.0%
Pool Furniture	3,600	820	-	-	820	2,780	22.8%
Pool Permits	300	550	-	-	550	(250)	183.3%
Total Maintenance: Pool	23,900	18,430	3,348	-	21,778	2,122	91.1%
<u>Maintenance: Other</u>							
Gym Equipment Maintenance	6,500	2,498	350	-	2,848	3,652	43.8%
R&M-General	58,400	59,936	45,360	5,169	110,465	(52,065)	189.2%
Janitorial Maintenance	66,254	55,380	11,042	-	66,422	(168)	100.3%
R&M - Water Feature	3,300	6,970	-	-	6,970	(3,670)	211.2%
IT Maintenance	1,750	1,585	-	-	1,585	165	90.6%
A/C Maintenance	3,500	353	1,695	-	2,048	1,452	58.5%
Tot Lot Maintenance	6,000	2,951	-	-	2,951	3,049	49.2%
Misc-Hurricane Expense	-	6,885	-	-	6,885	(6,885)	0.0%
Total Maintenance: Other	145,704	136,558	58,447	5,169	200,174	(54,470)	137.4%
<u>Utilities</u>							
Communication - Telephone	7,500	17,621	-	-	17,621	(10,121)	234.9%
Electricity - Entrance	12,500	11,234	-	-	11,234	1,266	89.9%
Electricity - Pump Station	62,500	41,610	-	-	41,610	20,890	66.6%
Electricity - Streetlighting	114,500	93,357	-	-	93,357	21,143	81.5%
Utility - Water	16,500	11,348	775	-	12,123	4,377	73.5%
Electric - Monuments	300	226	-	-	226	74	75.3%
Electricity	22,500	20,141	-	-	20,141	2,359	89.5%
Total Utilities	236,300	195,537	775	-	196,312	39,988	83.1%
<u>Other Expenses</u>							
Fire Alarm Monitoring	480	821	-	-	821	(341)	171.0%
Contracts-Fire Exting. Insp.	120	106	-	-	106	14	88.3%
Utility - Water	8,000	-	-	-	-	8,000	0.0%
Utility - Refuse Removal	5,000	3,877	-	-	3,877	1,123	77.5%
Lease - Copier	-	2,068	-	-	2,068	(2,068)	0.0%
Golf Cart	-	1,802	252	-	2,054	(2,054)	0.0%
Backflow Assembly Testing	170	-	-	-	-	170	0.0%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2018

ACCOUNT DESCRIPTION	Annual Adopted Budget	Year to date Actual	Committed Funds	Forecasted Funds	Total Projected Amount	Variance To Budget Fav (UnFav)	Total Projected As a % of Budget
Gym Wipes	3,000	2,287	-	-	2,287	713	76.2%
Misc-Holiday Lighting	8,650	8,650	-	-	8,650	-	100.0%
Misc-Special Events	6,000	173	-	-	173	5,827	2.9%
Misc-Licenses & Permits	721	-	-	-	-	721	0.0%
Entry System-Key Fob	1,000	2,210	-	-	2,210	(1,210)	221.0%
Office Supplies	12,000	14,167	669	-	14,836	(2,836)	123.6%
Cleaning Supplies	5,500	4,110	-	-	4,110	1,390	74.7%
Water Cooler	3,000	1,784	-	-	1,784	1,216	59.5%
Electrical Supplies	3,000	286	-	-	286	2,714	9.5%
Reserve - Equipment	2,000	-	-	-	-	2,000	0.0%
Total Other Expenses	58,641	42,341	920	-	43,261	15,380	73.8%
<u>Contingency</u>							
Misc-Contingency	133,957	-	1,200	-	1,200	132,757	0.9%
Capital Reserve	144,275	87,614	8,906	-	96,520	47,755	66.9%
Total Contingency	278,232	87,614	10,106	-	97,720	180,512	35.1%
TOTAL EXPENDITURES	2,427,114	1,907,673	290,649	5,169	2,203,491	223,623	90.8%
Excess (deficiency) of revenues							
Over (under) expenditures	-	569,101	(290,649)	(5,169)	273,283	273,283	
Net change in fund balance	-	569,101	(290,649)	(5,169)	273,283	273,283	
FUND BALANCE, BEGINNING (OCT 1, 2017)	975,988	975,988	-	-	975,988	-	
FUND BALANCE, ENDING	\$ 975,988	\$ 1,545,089	(\$290,649)	(\$5,169)	\$1,249,271	\$273,283	

**Monterra
Community Development District**

Debt Service

July 31, 2018

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 786	\$ 786
Special Assmnts- Tax Collector	-	-	30,774	30,774
Special Assmnts- Prepayment	-	-	155,161	155,161
Special Assmnts- CDD Collected	419,250	419,250	256,950	(162,300)
TOTAL REVENUES	419,250	419,250	443,671	24,421
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	150,000	150,000	150,000	-
Interest Expense	270,400	270,400	270,600	(200)
Total Debt Service	420,400	420,400	420,600	(200)
TOTAL EXPENDITURES	420,400	420,400	420,600	(200)
Excess (deficiency) of revenues				
Over (under) expenditures	(1,150)	(1,150)	23,071	24,221
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(1,150)	-	-	-
TOTAL FINANCING SOURCES (USES)	(1,150)	-	-	-
Net change in fund balance	\$ (1,150)	\$ (1,150)	\$ 23,071	\$ 24,221
FUND BALANCE, BEGINNING (OCT 1, 2017)	138,584	138,584	138,584	
FUND BALANCE, ENDING	\$ 137,434	\$ 137,434	\$ 161,655	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 4,139	\$ 4,139
Interest - Tax Collector	-	-	347	347
Special Assmnts- Tax Collector	1,010,562	1,010,562	1,015,719	5,157
TOTAL REVENUES	1,010,562	1,010,562	1,020,205	9,643
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	580,000	580,000	580,000	-
Interest Expense	435,413	435,413	435,413	-
Total Debt Service	1,015,413	1,015,413	1,015,413	-
TOTAL EXPENDITURES	1,015,413	1,015,413	1,015,413	-
Excess (deficiency) of revenues				
Over (under) expenditures	(4,851)	(4,851)	4,792	9,643
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(4,851)	-	-	-
TOTAL FINANCING SOURCES (USES)	(4,851)	-	-	-
Net change in fund balance	\$ (4,851)	\$ (4,851)	\$ 4,792	\$ 9,643
FUND BALANCE, BEGINNING (OCT 1, 2017)	492,154	492,154	492,154	
FUND BALANCE, ENDING	\$ 487,303	\$ 487,303	\$ 496,946	

**Monterra
Community Development District**

Supporting Schedules

July 31, 2018

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2018

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	YTD Total
Total Revenues	1,004	447,422	1,658,896	23,367	172,122	26,915	69,506	21,238	19,854	36,445	2,476,769
Expenditures											
Administrative	40,205	5,824	5,753	227	6,667	7,002	11,148	10,274	4,601	4,036	95,737
Property management and security	15,255	69,929	44,419	42,276	43,022	40,499	42,476	42,511	66,942	25,536	432,865
Maintenance: Gate/Fence	2,585	6,488	15,223	13,341	12,163	6,543	2,852	13,470	3,996	6,740	83,401
Maintenance: Lakes	17,170	6,690	7,860	9,275	7,780	19,275	1,790	23,865	19,805	8,965	122,475
Maintenance: Landscape/Hardscape	57,172	42,195	71,621	59,924	148,668	48,604	74,538	74,125	57,913	57,952	692,712
Maintenance: Pool	2,325	1,400	1,400	1,600	2,637	1,400	1,575	3,179	1,225	1,689	18,430
Maintenance: Other	9,879	8,500	11,068	17,622	8,423	12,453	6,337	30,836	12,162	19,277	136,557
Utilities	18,852	19,806	22,117	20,564	20,772	17,784	18,565	18,985	18,491	19,598	195,534
Other Expenses	8,232	2,413	3,284	2,487	2,847	2,145	3,477	9,214	3,011	5,230	42,340
Contingency	-	5,218	13,059	-	-	-	69,337	-	-	-	87,614
Total Expenditures	171,675	168,463	195,804	167,316	252,979	155,705	232,095	226,459	188,146	149,023	1,907,665
Excess (deficiency) of revenues Over (under) expenditures	(170,671)	278,959	1,463,092	(143,949)	(80,857)	(128,790)	(162,589)	(205,221)	(168,292)	(112,578)	569,104

Non-Ad Valorem Special Assessments
Broward County Tax Collector - Collection Report
For the Fiscal Year Ending September 30, 2018

TOTAL - ALL PRODUCT TYPES

Date	Description	Gross Amount	(Discounts)/ Penalties	(Collection Cost)	Net Amount Received
ASSESSMENTS LEVIED FY 2018					\$ 3,467,830
Allocation %					99%
11/21/2017	11/1 - 11/14/17	754,098	(30,282)	(14,476)	709,340
12/8/2017	11/1 - 11/30/17	2,197,070	(87,726)	(41,972)	2,067,372
12/12/2017	12/1 - 12/5/17	116,208	(4,539)	(2,233)	109,435
12/29/2018	12/6 - 12/19/17	90,961	(3,070)	(1,758)	86,133
1/12/2018	12/1 - 12/31/17	76,187	(2,270)	(1,478)	72,438
2/15/2018	1/1 - 1/31/18	230,966	(6,317)	(1,495)	223,154
3/15/2018	2/1 - 2/28/18	35,678	(352)	(707)	34,620
4/13/2018	3/1 - 3/31/18	96,190	-	(1,924)	94,266
5/15/2018	4/1 - 4/30/18	20,776	505	(426)	20,855
6/15/2018	5/1 - 5/31/18	21,723	652	(447)	21,927
7/15/2018	6/1 - 6/30/18	47,674	1,430	(982)	48,122
TOTAL		\$ 3,687,530	\$ (131,970)	\$ (67,898)	\$ 3,487,662
					% Collected 101%
TOTAL OUTSTANDING					\$ (19,833)

Allocation by Fund		
General Fund	Series 2005 Debt Serv. Fund	Series 2015 Debt Serv. Fund
\$ 2,427,118	\$ 30,150	\$ 1,010,561
69.99%	0.87%	29.14%
479,136	-	230,203
1,456,765	2,062	608,545
72,177	-	37,259
60,032	-	26,101
49,533	-	22,905
172,370	28,712	22,072
24,830	-	9,790
63,988	-	30,278
15,014	-	5,841
15,830	-	6,097
31,495	-	16,627
\$ 2,441,170	\$ 30,773	\$ 1,015,719
101%	102%	101%
\$ (14,051)	\$ (623)	\$ (5,158)

TOTAL - BREAKDOWN BY PRODUCT TYPE

Product Code	Product Description	Amount Levied	Net Amount Received	Net Amount Outstanding
MR	MultiFamily - 2F	\$ 112,228	\$ 112,325	\$ (96)
MS	Townhome - 2F	225,038	225,923	(884)
MT	SF 34'	208,896	209,411	(515)
MU	SF 34' -La Costa	107,206	107,415	(209)
MV	SF 50'	1,116,024	1,121,870	(5,846)
MW	SF 50' - Bella Terra	215,204	216,015	(811)
MX	SF 65'	738,590	744,422	(5,832)
MY	SF 65' Estada	362,598	364,066	(1,468)
MZ	Townhome - 2H	224,634	225,549	(915)
MN	Commercial	157,410	160,665	(3,255)
TOTAL		\$ 3,467,830	\$ 3,487,662	\$ (19,833)

Aged Accounts Payable

Monterra CDD

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STSWATER\JKHATIBLOU

(Summary, aged as of July 31, 2018)

Aged by due date.

Aged Overdue Amounts						
No.	Name	Balance Due	Current	Up To 30 Days	31 - 60 Days	Over 60 Days
1	INFRAMARK, LLC	Phone: 281- 504-1321	Contact:			
	Total Amount Due	4,576.32	4,576.32	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00004	FPL	Phone:	Contact:			
	Total Amount Due	16,338.13	0.00	16,338.13	0.00	0.00
			0.00%	100.00%	0.00%	0.00%
V00006	Castle Group	Phone: 18003375850	Contact:			
	Total Amount Due	49.99	49.99	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00008	City of Cooper City - ACH	Phone:	Contact:			
	Total Amount Due	842.54	842.54	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00014	Office Depot	Phone:	Contact:			
	Total Amount Due	515.90	515.90	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00016	Research Irrigation, Inc	Phone: (305)863-9390	Contact:			
	Total Amount Due	4,412.30	4,412.30	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00017	5 Star Pools, Inc	Phone: (954) 665-1818	Contact:			
	Total Amount Due	125.00	125.00	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00019	Total Entry Control	Phone:	Contact:			
	Total Amount Due	264.00	0.00	264.00	0.00	0.00
			0.00%	100.00%	0.00%	0.00%
V00020	Tropical Plant and Pest Services	Phone:	Contact:			
	Total Amount Due	8,333.34	0.00	8,333.34	0.00	0.00
			0.00%	100.00%	0.00%	0.00%
V00021	VISS Technology, LLC	Phone:	Contact:			
	Total Amount Due	1,119.44	0.00	1,119.44	0.00	0.00
			0.00%	100.00%	0.00%	0.00%
V00022	Zogics, LLC	Phone:	Contact:			

Aged Accounts Payable

Monterra CDD

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STSWATER\JKHATIBLOU

(Summary, aged as of July 31, 2018)

Aged Overdue Amounts						
No.	Name	Balance Due	Current	Up To 30 Days	31 - 60 Days	Over 60 Days
	Total Amount Due	519.80	0.00	519.80	0.00	0.00
			0.00%	100.00%	0.00%	0.00%
V00023	People's Choice Pressure Cleaning	Phone: (954) 445-8033	Contact:			
	Total Amount Due	5,165.00	0.00	5,165.00	0.00	0.00
			0.00%	100.00%	0.00%	0.00%
V00026	PETTY CASH	Phone:	Contact: PETTY CASH			
	Total Amount Due	609.81	134.54	475.27	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00027	KENT SECURITY OF PALM BEACH, IN	Phone: 305-919-9400	Contact:			
	Total Amount Due	28,270.38	27,534.38	0.00	0.00	736.00
			100.00%	0.00%	0.00%	0.00%
V00059	TOTAL TROPIC LANDSCAPING	Phone:	Contact:			
	Total Amount Due	2,014.00	0.00	2,014.00	0.00	0.00
			0.00%	100.00%	0.00%	0.00%
V00077	LSJ CORP	Phone:	Contact:			
	Total Amount Due	375.00	0.00	375.00	0.00	0.00
			0.00%	100.00%	0.00%	0.00%
V00081	TINLOF OF TECHNOLOGIES, INC	Phone:	Contact:			
	Total Amount Due	186.87	186.87	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00087	UNITED LOCKSOMTH 24/7 LLC	Phone:	Contact:			
	Total Amount Due	589.00	0.00	589.00	0.00	0.00
			0.00%	100.00%	0.00%	0.00%
	Report Total Amount Due (USD)	74,306.82	38,377.84	35,192.98	0.00	736.00
			52.29%	47.71%	0.00%	0.00%

Accrued Expenses

July 31, 2018

<u>Vendor</u>	<u>Service Period</u>	<u>Description</u>	<u>Amount</u>
Equator Landscaping	July	July Landscaping Services - Secured Area Oper & Maint	\$ 11,958
Equator Landscaping	July	July Landscaping Services - Linear Park Maintenance	4,484
Equator Landscaping	July	July Landscaping Services - Overall Project Maintenance	14,474
Castle Management Group	July	Janitorial Maintenance - Overall Project Maintenance	1,250
Castle Management Group	July	Janitorial Maintenance - Linear Park Maintenance	393
Castle Management Group	July	Janitorial Maintenance - Secured Area Oper & Maint	1,046
Castle Management Group	July	Janitorial Maintenance - Clubhouse	2,833
Castle Management Group	July	Onsite Maintenance - Overall Project Maintenance	3,588
Castle Management Group	July	Onsite Maintenance - Overall Project Maintenance	126
Castle Management Group	July	Attendant Fees - Clubhouse	9,404
Castle Management Group	July	Onsite Property Management - Clubhouse	2,225
Billing, Cochran, Lyles	July	Legal Fees - Administrative	4,000

Total \$55,780

MONTERRA
Community Development District

Payment Register by Fund
For the Period from 7/1/2018 to 7/31/2018
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	5420	07/06/18	Castle Group	MGT-070118-151	JUNE 2018 MGMT FEES	Janitorial Maintenance	546190-53970	\$1,250.00
001	5420	07/06/18	Castle Group	MGT-070118-151	JUNE 2018 MGMT FEES	Onsite Maintenance	534200-51320	\$3,713.33
001	5420	07/06/18	Castle Group	MGT-070118-151	JUNE 2018 MGMT FEES	Janitorial Maintenance	546190-53970	\$392.25
001	5420	07/06/18	Castle Group	MGT-070118-151	JUNE 2018 MGMT FEES	Janitorial Maintenance	546190-53970	\$1,046.00
001	5420	07/06/18	Castle Group	MGT-070118-151	JUNE 2018 MGMT FEES	Attendant	534202-51320	\$9,403.75
001	5420	07/06/18	Castle Group	MGT-070118-151	JUNE 2018 MGMT FEES	Janitorial Maintenance	546190-53970	\$2,832.92
001	5420	07/06/18	Castle Group	MGT-070118-151	JUNE 2018 MGMT FEES	Onsite Property Manager	534201-51320	\$2,224.75
001	5421	07/06/18	FOAM SUPPLY, INC.	18-6582	10 POST CAPS	R&M-General	546001-53970	\$1,505.00
001	5422	07/10/18	INFRAMARK, LLC	31633	JUNE MGMNT SERVICES	Postage and Freight	541006-51302	\$27.73
001	5422	07/10/18	INFRAMARK, LLC	31633	JUNE MGMNT SERVICES	Office Supplies	551002-51302	\$27.50
001	5422	07/10/18	INFRAMARK, LLC	31633	JUNE MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51320	\$4,450.00
001	5422	07/10/18	INFRAMARK, LLC	31633	JUNE MGMNT SERVICES	Printing and Binding	547001-51302	\$193.00
001	5422	07/10/18	INFRAMARK, LLC	31633	JUNE MGMNT SERVICES	ProfServ-Web Site Maintenance	531094-51302	\$100.00
001	5423	07/10/18	AT&I	WO-012590	EXIT GATE REPAIR	PINE ISLAND EXIT GATE	546034-53950	\$90.50
001	5423	07/10/18	AT&I	WO-012644	MEGA ARM BRACKET TAPER PIN	PINE ISLAND EXIT GATE	546034-53950	\$90.50
001	5424	07/10/18	WASTE MANAGEMENT INC	0849516-2237-6	JULY WASTE SRV 8 YD DUMPSTER	Utility - Refuse Removal	543020-53980	\$378.00
001	5425	07/10/18	Eco Blue Aquatic	2614	JULY LAKE/MITIGATION MAINT	Lake & Wetlands Maintenance	546366-53955	\$2,360.00
001	5425	07/10/18	Eco Blue Aquatic	2614	JULY LAKE/MITIGATION MAINT	Mitigation Maintenance	546369-53955	\$1,650.00
001	5425	07/10/18	Eco Blue Aquatic	2614	JULY LAKE/MITIGATION MAINT	Pest Control-Midge Lakes	546368-53955	\$6,000.00
001	5426	07/10/18	Office Depot	151474497001	TAPE, CORRECTION, LP	Office Supplies	551002-53980	\$38.75
001	5426	07/10/18	Office Depot	154054785001	YARD SIGNS	Office Supplies	551002-53980	\$27.48
001	5427	07/10/18	Research Irrigation, Inc	35977	5 RAIN SENSORS	Irrigation Repairs & Replacem.	546932-53960	\$500.00
001	5428	07/10/18	5 Star Pools, Inc	40388	JULY 2018 POOL SVC	R&M-Pools	546074-53965	\$1,400.00
001	5428	07/10/18	5 Star Pools, Inc	40387	MONTHLY FOUNTAIN SERVICE	R&M - Water Feature	546191-53970	\$275.00
001	5428	07/10/18	5 Star Pools, Inc	40389	STABILIZER	R&M-Pools	546074-53965	\$200.00
001	5428	07/10/18	5 Star Pools, Inc	40762	REPAIR MOTOR/CARTRIDGE	R&M - Water Feature	546191-53970	\$522.00
001	5428	07/10/18	5 Star Pools, Inc	40762	REPAIR MOTOR/CARTRIDGE	R&M-Pools	546074-53965	\$195.00
001	5429	07/10/18	Tropical Plant and Pest Services	6272018EMONT	JUNE 2018 PEST CONTROL SERVICE	R&M-Pest Control	546070-53960	\$3,584.50
001	5429	07/10/18	Tropical Plant and Pest Services	6272018EMONT	JUNE 2018 PEST CONTROL SERVICE	R&M-Pest Control	546070-53960	\$3,164.00
001	5429	07/10/18	Tropical Plant and Pest Services	6272018EMONT	JUNE 2018 PEST CONTROL SERVICE	R&M-Pest Control	546070-53960	\$1,262.50
001	5429	07/10/18	Tropical Plant and Pest Services	6272018EMONT	JUNE 2018 PEST CONTROL SERVICE	Royal Palm Treatment	546149-53960	\$322.34
001	5431	07/10/18	People's Choice Pressure Cleaning	13629	JUNE PRESSURE WASHING	R&M-Pressure Washing	546171-53960	\$2,324.25
001	5431	07/10/18	People's Choice Pressure Cleaning	13629	JUNE PRESSURE WASHING	R&M-Pressure Washing	546171-53960	\$774.75
001	5431	07/10/18	People's Choice Pressure Cleaning	13629	JUNE PRESSURE WASHING	R&M-Pressure Washing	546171-53960	\$2,066.00
001	5432	07/10/18	PETTY CASH	063018	PETTY CASH 6/1-6/31/18	Misc-Special Events	549052-53980	\$9.48
001	5432	07/10/18	PETTY CASH	063018	PETTY CASH 6/1-6/31/18	R&M-General	546001-53970	\$283.71
001	5432	07/10/18	PETTY CASH	063018	PETTY CASH 6/1-6/31/18	Office Supplies	551002-53980	\$0.88

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001	5432	07/10/18	PETTY CASH	063018	PETTY CASH 6/1-6/31/18	R&M-General	546001-53970	\$98.00
001	5433	07/10/18	ULTIMATE BUSINESS SERVICES	100013118-8	SERVICE WATER COOLER EQUIPMENT	Water Cooler	552093-53980	\$91.90
001	5434	07/10/18	HD SUPPLY FACILITIES MAINTENANCE, LTD.	9163828272	CAUTION TAPE	R&M-General	546001-53970	\$151.89
001	5435	07/10/18	A/C TECHNOLOGIES	49689	A/C SERVICE	R&M-General	546001-53970	\$95.00
001	5436	07/10/18	TINLOF OF TECHNOLOGIES, INC	JUNE-3 OF 60	SERIAL #9TX218619	Office Supplies	551002-53980	\$53.46
001	5437	07/10/18	AIR-REF CO INC.	1000154739	REPAIRED AIR CONDENSER	R&M-General	546001-53970	\$98.00
001	5438	07/12/18	AT&I	WO-012761	SHERIDAN LOOP DETECTOR FALSE	PINE ISLAND EXIT GATE	546034-53950	\$250.00
001	5438	07/12/18	AT&I	20571	JULY GATE PREVENTTIVE MAINT	PINE ISLAND EXIT GATE	546034-53950	\$340.00
001	5438	07/12/18	AT&I	WO-012833	REPR PINE ISLAND EXIT GATE ARM	PINE ISLAND EXIT GATE	546034-53950	\$101.50
001	5438	07/12/18	AT&I	20589	RFID HEADLAMP TAGS	Headlamp tags.	546960-53950	\$2,626.50
001	5439	07/12/18	Office Depot	157705894001	CLEANING SUPPLIES	Cleaning Supplies	552077-53980	\$147.88
001	5439	07/12/18	Office Depot	157705943001	PIC TWIST IT MOSQUITO	Office Supplies	551002-53980	\$9.38
001	5439	07/12/18	Office Depot	155436652001	OFFICE SUPPLIES	Office Supplies	551002-53980	\$110.14
001	5439	07/12/18	Office Depot	155435575001	BROOM, ANGLE, 9	Office Supplies	551002-53980	\$8.39
001	5440	07/12/18	Research Irrigation, Inc	36006	IRR PARTS	Irrigation Repairs & Replacem.	546932-53960	\$2,349.12
001	5440	07/12/18	Research Irrigation, Inc	36006	IRR PARTS	Irrigation Repairs & Replacem.	546932-53960	\$506.38
001	5440	07/12/18	Research Irrigation, Inc	36006	IRR PARTS	Irrigation Repairs & Replacem.	546932-53960	\$152.00
001	5440	07/12/18	Research Irrigation, Inc	36033	JULY VALVE MAINTENANCE	Irrigation Maintenance	546930-53960	\$3,295.00
001	5440	07/12/18	Research Irrigation, Inc	36034	JULY IRR MAINTENANCE	Irrigation Maintenance	546930-53960	\$1,044.00
001	5440	07/12/18	Research Irrigation, Inc	36034	JULY IRR MAINTENANCE	Irrigation Maintenance	546930-53960	\$1,174.50
001	5440	07/12/18	Research Irrigation, Inc	36034	JULY IRR MAINTENANCE	Irrigation Maintenance	546930-53960	\$391.50
001	5441	07/12/18	The Gym Doc	1408	JUNE EQUIP MAINT	1080	534159-53970	\$175.00
001	5442	07/12/18	Tropical Plant and Pest Services	7062018MONTMOSQUITO	MOSQUITO TREATMENT	R&M-Pest Control	546070-53960	\$203.00
001	5442	07/12/18	Tropical Plant and Pest Services	7062018MONTMOSQUITO	MOSQUITO TREATMENT	R&M-Pest Control	546070-53960	\$203.00
001	5442	07/12/18	Tropical Plant and Pest Services	7062018MONTMOSQUITO	MOSQUITO TREATMENT	Pest Control-Midge Lake Banks	546367-53955	\$585.00
001	5443	07/12/18	Billing, Cochran, Lyles,	149910	5/01-5/31/18 GEN COUNSEL	Attorney Fees	531058-51302	\$4,375.00
001	5444	07/12/18	ASAP GATE PLUS, LLC	20109627	PEDESTRIAN GATE 6 & 8 REPAIR	R&M-Fence	546025-53950	\$86.00
001	5444	07/12/18	ASAP GATE PLUS, LLC	20109626	PEDESTRIAN GATE REPR	R&M-Fence	546025-53950	\$86.00
001	5444	07/12/18	ASAP GATE PLUS, LLC	20109074	TENNIS COURT REPAIRS TO GATE	R&M-Fence	546025-53950	\$700.00
001	5445	07/12/18	RUST TECH SERVICES, INC.	164760	JULY WELL STAINING TREATMENT	Rust Control	546193-53960	\$360.00
001	5445	07/12/18	RUST TECH SERVICES, INC.	164760	JULY WELL STAINING TREATMENT	Rust Control	546193-53960	\$120.00
001	5445	07/12/18	RUST TECH SERVICES, INC.	164760	JULY WELL STAINING TREATMENT	Rust Control	546193-53960	\$320.00
001	5446	07/12/18	SPECIALIZED HOME ELECTRONICS	176390	7/1-9/30/18 MONITORING	Fire Alarm Monitoring	531082-53980	\$36.60
001	5446	07/12/18	SPECIALIZED HOME ELECTRONICS	176390	7/1-9/30/18 MONITORING	Prepaid Items	155000	\$73.20
001	5447	07/12/18	UNIFIED TECHNOLOGY GROUP, LLC	INV-091970	JULY-SEPT VLL MGMNT	IT Maintenance	546192-53970	\$150.00
001	5447	07/12/18	UNIFIED TECHNOLOGY GROUP, LLC	INV-091970	JULY-SEPT VLL MGMNT	Prepaid Items	155000	\$300.00
001	5448	07/12/18	ULTIMATE BUSINESS SERVICES	PR-56224	COFFEE SERVICE	coffee	551002-53980	\$554.90
001	5449	07/12/18	JOHN B MELKO	4663	MIT SITE QTRTRY MONITORING	Mitigation Reporting	546370-53955	\$2,000.00
001	5450	07/12/18	AIR-REF CO INC.	1000155659	REPAIRED AIR C/U	R&M-General	546001-53970	\$625.00

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001	5451	07/12/18	GOLD COAST CASUAL LIVING INC.	4378	FURNITURE RESTRAPPING	Pool Furniture	546962-53965	\$640.00
001	5452	07/19/18	AT&I	WO-012904	PINE ISLAND GATE REPAIR	WO 1705-1705	546034-53950	\$389.50
001	5453	07/19/18	Castle Group	MISC-0618-055	APRIL UPS POSTAGE	Office Supplies	551002-53980	\$8.08
001	5454	07/19/18	Office Depot	160417338001	INK SUPPLIES	Office Supplies	551002-53980	\$94.35
001	5454	07/19/18	Office Depot	160418569001	INK SUPPLIES	Office Supplies	551002-53980	\$12.47
001	5454	07/19/18	Office Depot	158434248001	SOAP DISPENSER/GLOVES SUPPLIES	Cleaning Supplies	552077-53980	\$87.02
001	5454	07/19/18	Office Depot	158432081001	INK/CABINET SHELF/BLEACH	Cleaning Supplies	552077-53980	\$15.79
001	5454	07/19/18	Office Depot	158432081001	INK/CABINET SHELF/BLEACH	Office Supplies	551002-53980	\$323.95
001	5455	07/19/18	Tropical Plant and Pest Services	07102018MM	MIDGE CNTRL LAKE BANK	WO 2129-2129	546367-53955	\$2,680.00
001	5456	07/19/18	XEROX FINANCIAL SERVICES LLC	1217177	6/21-7/20/18 LEASE	WO 2096-2096	544008-53980	\$178.13
001	5457	07/19/18	LSJ CORP	50342	WILDLIFE SIGNS	WO 2128-2128	546001-53970	\$2,115.00
001	5459	07/24/18	FedEx	6-226-43031	JUNE POSTAGE	Postage and Freight	541006-51302	\$19.31
001	5459	07/24/18	FedEx	6-196-45406	MAY POSTAGE	Postage and Freight	541006-51302	\$17.58
001	5463	07/24/18	AT&I	WO-012966	PINE ISLAND GATE REPAIR	WO 1705-1705	546034-53950	\$313.70
001	5464	07/24/18	Castle Group	CELL-0618-051	6/16/18 CELL PH PROP MGR	WO 1737-1737	534201-51320	\$49.99
001	5465	07/24/18	Office Depot	160595058001	DOGGIE WASTE BAGS	R&M-General	546001-53970	\$97.99
001	5466	07/24/18	The Gym Doc	1443	JULY EQUIP MAINTENANCE	WO-1577-1577	534159-53970	\$175.00
001	5467	07/24/18	Total Entry Control	34201	GATE REPAIR- WO1705-1705	WO1705-1705	546034-53950	\$238.00
001	5468	07/24/18	KENT SECURITY OF PALM BEACH, INC.	20030848	JUNE 2018 SEC SVC	WO 1770-1770 WO 1802-1802	534203-51320	\$24,617.00
001	5469	07/24/18	ASAP GATE PLUS, LLC	20109657	GATE#20 HINGES/GATE#3 BATTERY	R&M-Gate	546034-53950	\$225.00
001	5470	07/24/18	ULTIMATE BUSINESS SERVICES	PR-56345	COFFEE SUPPLIES	Office Supplies	551002-53980	\$403.95
001	5470	07/24/18	ULTIMATE BUSINESS SERVICES	PR-56391	COFFEE SUPPLIES	Office Supplies	551002-53980	\$346.06
001	5471	07/24/18	FLORIDA DEPT OF HEALTH	6-BID-3795745	06-60-1294577 POOL FEES	Pool Permits	554022-53965	\$50.00
001	5472	07/24/18	HD SUPPLY FACILITIES MAINTENANCE, LTD.	9164446076	PAPER TOWEL HOLDER/SOAP DISP	R&M-General	546001-53970	\$75.22
001	5473	07/24/18	HIQ SERVICES CORP.	17-204	PAVER REPAIR SERVICE	R&M-General	546001-53970	\$2,200.00
001	5474	07/24/18	WELCH TENNIS COURTS, INC	2552	FINAL PAYMENT	R&M-General	546001-53970	\$1,250.00
001	5475	07/27/18	Total Entry Control	34139	FARPOINTE DATA PROXIMITY CARDS	WO1705-1705	549903-53980	\$946.00
001	5476	07/27/18	Billing, Cochran, Lyles,	150688	6/01-6/29/18 GEN COUNSEL	Attorney Fees	531058-51302	\$3,480.00
001	5477	07/27/18	HOOVER PUMP	142201	REPAIRED PUMPS - LA COSTA	R&M-Pump Station	546075-53955	\$220.00
001	5478	07/27/18	MILIANI CONSTRUCTION CORP	I-ACS-06-99	INSTALL WOOD SECURITY DESK	WO 1834-1834	546001-53970	\$3,987.00
001	DD052	07/09/18	FPL	061918 ACH	5/18-6/19/18 ELEC ACH	Electricity - Pump Station	543012-53975	\$585.68
001	DD052	07/09/18	FPL	061918 ACH	5/18-6/19/18 ELEC ACH	Electricity - Streetlighting	543013-53975	\$1,328.59
001	DD052	07/09/18	FPL	061918 ACH	5/18-6/19/18 ELEC ACH	Electric - Monuments	543054-53975	\$18.03
001	DD052	07/09/18	FPL	061918 ACH	5/18-6/19/18 ELEC ACH	Electricity - Pump Station	543012-53975	\$1,757.05
001	DD052	07/09/18	FPL	061918 ACH	5/18-6/19/18 ELEC ACH	Electricity - Streetlighting	543013-53975	\$28.74
001	DD052	07/09/18	FPL	061918 ACH	5/18-6/19/18 ELEC ACH	Electricity - Streetlighting	543013-53975	\$3,985.77
001	DD052	07/09/18	FPL	061918 ACH	5/18-6/19/18 ELEC ACH	Electricity - Pump Station	543012-53975	\$1,561.82
001	DD052	07/09/18	FPL	061918 ACH	5/18-6/19/18 ELEC ACH	Electricity - Streetlighting	543013-53975	\$3,542.90
001	DD052	07/09/18	FPL	061918 ACH	5/18-6/19/18 ELEC ACH	Electricity - Entrance	543008-53975	\$1,125.62

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001	DD052	07/09/18	FPL	061918 ACH	5/18-6/19/18 ELEC ACH	Electricity	543075-53975	\$2,333.64
001	DD055	07/23/18	COMCAST	16762-070218 ACH	7/10-8/9/18 SERVICE	Communication - Telephone	541003-53975	\$644.86
001	DD056	07/17/18	COMCAST	062618-4432	VISTA DEL SOL #1544432	Communication - Telephone	541003-53975	\$144.85
001	DD057	07/17/18	COMCAST	16934-062618	GRDHSE CABLE INTERNET #1016934	Communication - Telephone	541003-53975	\$194.33
001	DD060	07/16/18	COMCAST	062118-4707	UNIT GRDHSE	Communication - Telephone	541003-53975	\$155.38
001	DD060	07/16/18	COMCAST	CM 062118-4707	ACH DIFFERENT AMOUNT	Communication - Telephone	541003-53975	(\$20.00)
001	DD061	07/16/18	City of Cooper City - ACH	062618 ACH	5/21-6/21/18 WTR ACH	Utility - Water	543018-53975	\$848.71
001	DD064	07/24/18	COMCAST	67121458 ACH	BILL PRD 7/01 - 7/30/18	Communication - Telephone	541003-53975	\$427.13
001	DD065	07/16/18	COMCAST	062118-0131 ACH	SHERIDAN GRD GATE	8495752660380131	541003-53975	\$177.58
Fund Total								\$142,829.88

Total Checks Paid	\$142,829.88
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MONTERRA COMMUNITY DEVELOPMENT DISTRICT
Summary Contract Schedule - Quarterly Cash Flow
As of July 31, 2018

	Spending by Quarter			
Projects	Q4	Total	Budget Acct No.	Budget Line Description
Approved / Committed Contracts				
Reoccurring Services				
A/C Maintenance	\$1,695	\$1,695	546194-53970	A/C Maintenance
Field Services	\$41,726	\$41,726	Multiple	Multiple
Gym - R&M	\$350	\$350	534159-53970	Gym Equipment Maintenance
Irrigation Maintenance	\$11,810	\$11,810	546930-53960	Irrigation Maintenance
Lake & Wetlands Maintenance	\$4,720	\$4,720	546366-53955	Lake & Wetlands Maintenance
Landscaping	\$69,552	\$69,552	546300-53960	Landscape Maintenance
Management Services	\$8,500	\$8,500	531027-51320	ProfServ-Mgmt Consulting Serv
Mitigation Maintenance	\$3,300	\$3,300	546369-53955	Mitigation Maintenance
Office Equipment	\$669	\$669	551002-53980	Office Supplies
Pest Control	\$22,027	\$22,027	Multiple	Multiple
Pool / Fountain - R&M	\$3,348	\$3,348	546074-53965	R&M-Pools
Pressure washing	\$10,330	\$10,330	546171-53960	R&M-Pressure Washing
Refuse Service	\$775	\$775	543018-53975	Utility - Water
Rust Control	\$1,600	\$1,600	546193-53960	Rust Control
Security Services	\$51,128	\$51,128	534203-51320	Security
Subtotal	\$231,530	\$231,530		
Project / One-time R&M Costs				
Cabinet replacements	\$0	\$0	546001-53970	R&M-General
Gate - R&M	\$3,653	\$3,653	546034-53950	R&M-Gate
Hurricane repairs	\$0	\$0	549900-53985	Misc.-Contingency
Landscaping	\$0	\$0	Multiple	Multiple
Pavers	\$0	\$0	Multiple	Multiple
Painting Project	\$45,360	\$45,360	546001-53970	R&M-General
Recreation Equipment	\$1,200	\$1,200	549900-53985	Misc.-Contingency
Security Services	\$0	\$0	534203-51320	Security
Walls - R&M	\$8,906	\$8,906	568018-53985	Capital Reserve
Subtotal	\$59,119	\$59,119		
TOTAL APPROVED	\$290,649	\$290,649		

MONTERRA COMMUNITY DEVELOPMENT DISTRICT
Summary Contract Schedule - Quarterly Cash Flow
 As of July 31, 2018

	Spending by Quarter			
Projects	Q4	Total	Budget Acct No.	Budget Line Description
Unapproved Contracts / Forecasted Costs				
Office - R&M	\$3,694	\$3,694	546001-53970	R&M-General
Painting projects	\$1,475	\$1,475	Multiple	Multiple
Streetlights - R&M	\$0	\$0	546001-53970	R&M-General
TOTAL UNAPPROVED	\$5,169	\$5,169		
GRAND TOTAL	\$295,818	\$295,818		

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Detailed Contract Schedule - (Approved / Committed)

July 31, 2018

Contractor / Vendor	Project/Service Category	Date Board Approved	Work Order #	Description of Project/Service	Account Code	Account Description	Annual Amount	Amount Spent	Amount Remaining
5 Star Pool	Pool / Fountain - R&M	10/1/2013	WO-1609-1609	Pool / Fountain Maintenance	546074-53965	R&M-Pools	\$20,088	\$16,740	\$3,348
A/C Technologies	A/C Maintenance	9/14/2015	WO-1641-1641	Preventative Maintenance (2 times per yr / 5 A/C systems)	546194-53970	A/C Maintenance	\$2,400	\$705	\$1,695
AT&I Systems	Gate - R&M	10/25/2017	WO-1673-1673	Gates Preventative Maintenance	546034-53950	R&M-Gate	\$4,080	\$3,060	\$1,020
AT&I Systems	Gate - R&M	11/4/2017	WO-1705-1705	Entry Gates maintenance	546034-53950	R&M-Gate	\$4,200	\$1,567	\$2,633
Brightview Landscaping	Landscaping	5/21/2018	WO-1545-1545	Landscaping	546300-53960	Landscape Maintenance	\$69,552	\$0	\$69,552
Castle Group, LLC	Field Services	2/28/2017	WO-1737-1737	Management Fees	534200-51320/ 534201-51302/ 534202-51302/ 534159-53970/ 546190-53970	Onsite Maintenance & Property Management / Attendant / Gym Equip Maint. / Janitorial Maint.	\$247,968	\$206,242	\$41,726
Eco Blue Aquatic	Lake & Wetlands Maintenance		WO 1481-1481	Lake Maintenance	546366-53955	Lake & Wetlands Maintenance	\$28,320	\$23,600	\$4,720
Eco Blue Aquatic	Mitigation Maintenance		WO-1513-1513	Mitigation Maintenance	546369-53955	Mitigation Maintenance	\$19,800	\$16,500	\$3,300
The Gym Doc	Gym - R&M	5/18/2015	WO-1577-1577	Gym Source Preventative Maintenance	534159-53970	Gym Equipment Maintenance	\$2,100	\$1,750	\$350
Inframark	Management Services	10/25/2017	WO-1738-1738	District Management Services	531027-51320	ProfServ-Mgmt Consulting Serv	\$51,729	\$43,229	\$8,500
Kent Security of Palm Beach Inc.	Security Services	10/19/2015	WO-1770-1770	Security	534203-51320	Security	\$285,040	\$233,912	\$51,128
People's Choice	Walls - R&M	10/25/2017	WO-1835-1835	Columns and Perimeter wall painting	568018-53985	Capital Reserve	\$20,870	\$11,964	\$8,906
People's Choice	Pressure washing		WO-1867-1867	Pressure washing	546171-53960	R&M-Pressure Washing	\$61,980	\$51,650	\$10,330
RCI Painting and Waterproofing	Painting Project	4/16/2018	WO-1868-1868	Paint the Guardhouse, Monument Sign and the Tower	546001-53970	R&M-General	\$11,485	\$0	\$11,485
RCI Painting and Waterproofing	Painting Project	4/16/2018	WO-1900-1900	Paint exterior walls	546001-53970	R&M-General	\$33,875	\$0	\$33,875
Research Irrigation, Inc	Irrigation Maintenance		WO-1932-1932	Irrigation Maintenance	546930-53960	Irrigation Maintenance	\$70,860	\$59,050	\$11,810

MONTERRA COMMUNITY DEVELOPMENT DISTRICT**Detailed Contract Schedule - (Approved / Committed)**

July 31, 2018

Contractor / Vendor	Project/Service Category	Date Board Approved	Work Order #	Description of Project/Service	Account Code	Account Description	Annual Amount	Amount Spent	Amount Remaining
Rust Tech Services	Rust Control		WO-1964-1964	Rust Control	546193-53960	Rust Control	\$9,600	\$8,000	\$1,600
TBD	Recreation Equipment	5/21/2018	WO-1997-1997	PingPong and Foosball tables	549900-53985	Misc-Contingency	\$1,200	\$0	\$1,200
Tropical Plant and Pest Services	Pest Control		WO-2000-2000	Pest Control	546367-53955	Pest Control-Midge Lake Banks	\$32,160	\$26,800	\$5,360
Tropical Plant and Pest Services	Pest Control	1/15/2018	WO-2032-2032	Pest Control	546070-53960	R&M-Pest Control	\$100,000	\$83,333	\$16,667
Waste Management	Refuse Service		WO-2064-2064	Refuse Service	543018-53975	Utility - Water	\$4,652	\$3,877	\$775
Xerox	Office Equipment	2/19/2018	WO-2096-2096	Copier contract	551002-53980	Office Supplies	\$1,400	\$731	\$669
Total							\$1,083,359	\$792,711	\$290,649

MONTERRA COMMUNITY DEVELOPMENT DISTRICT**Detailed Contract Schedule - (Unapproved / Forecasted)**

July 31, 2018

Contractor / Vendor	Project/Service Category	Description of Project/Service	Account Code	Account Description	Annual Amount
People's Choice	Painting projects	Dog park painting	546001-53970	R&M-General	1,475
TBD	Office - R&M	Office/MPR room & Billiards Room carpet replacement	546001-53970	R&M-General	3,694
TOTAL					<u>\$5,169</u>

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Beginning Fund Balance Tracker

July 31, 2018

Reporting Period	Balance	Difference	Notes
October 2017	\$1,006,463		
November 2017	\$1,026,150	\$19,687	Correct prepaid balance - Creative Shades
December 2017	\$1,023,243	(\$2,907)	Accrue September 2017 legal invoice
January 2018	\$994,544	(\$28,699)	Accrue September 2017 Hurricane Expenses
February 2018	\$975,988	(\$18,556)	Accrue September 2017 Hurricane Expenses
March 2018	\$975,988	\$0	
April 2018	\$975,988	\$0	
May 2018	\$975,988	\$0	
June 2018	\$975,988	\$0	
July 2018	\$975,988	\$0	

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Fund Balance Report - (Fiscal Year 2017-2023)

Description	Balance as of FY2017	Estimated Reserve Additions by Fiscal Year						Estimated Balance as of FY2023
		2018	2019	2020	2021	2022	2023	
Fund Balance								
Reserved Balances (Assigned)								
Operating Reserves	562,609	-	-	-	-	-	-	562,609
Clubhouse	41,338	39,316	-	50,000	50,000	50,000	50,000	280,654
Gates/Guardhouses	41,338	20,000	-	-	-	-	-	61,338
Hurricane	41,338	-	8,662	-	-	-	-	50,000
Irrigation System	41,338	13,348	50,000	50,000	50,000	50,000	-	254,686
Landscape	41,338	10,322	-	-	-	-	-	51,660
Lighting	20,669	10,322	-	-	-	-	-	30,991
Pools	41,338	10,322	-	15,000	-	-	-	66,660
Roads and Sidewalks	82,675	10,322	-	15,000	-	25,000	5,000	137,997
Security Features	41,338	20,000	-	-	-	-	-	61,338
Wall & Fence Perimeter	20,669	10,322	50,000	100,000	250,000	100,000	100,000	630,991
Total Fund Balance	\$ 975,988	\$ 144,275	\$ 108,662	\$ 230,000	\$ 350,000	\$ 225,000	\$ 155,000	\$ 2,188,925

Sixth Order of Business

6A.

MONTERRA
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2019

Version 2 - Approved Budget:
(Approved at 5/21/2018 meeting)

Prepared by:



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Monterra
Community Development District

Operating Budget
Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
TOTAL REVENUES	2,497,666	2,427,114	2,476,574	5,708	2,482,282	2,427,114
EXPENDITURES						
Administrative	103,931	98,440	95,728	21,237	116,966	98,662
Property management and security	515,462	520,246	432,865	89,838	522,704	520,246
Maintenance: Gate/Fence	58,963	71,183	70,658	14,132	84,789	71,183
Maintenance: Lakes	146,658	206,458	122,474	25,295	147,769	206,458
Maintenance: Landscape/Hardscape	858,051	788,011	628,205	125,564	753,769	788,011
Maintenance: Pool	29,736	23,900	18,430	3,412	21,842	24,900
Maintenance: Other	166,084	145,704	213,653	25,243	238,896	145,704
Utilities	239,437	249,300	199,411	39,882	239,293	249,300
Other Expenses	41,656	45,641	38,434	6,160	44,593	51,818
Contingency	30,582	278,231	87,614	-	87,614	270,831
TOTAL EXPENDITURES	2,190,559	2,427,114	1,907,473	350,762	2,258,235	2,427,114
Excess (deficiency) of revenues						
Over (under) expenditures	307,107	-	569,101	(345,054)	224,047	(0)
FUND BALANCE, BEGINNING	668,881	975,988	975,988	-	975,988	1,200,035
FUND BALANCE, ENDING	\$ 975,988	\$ 975,988	\$ 1,545,089	\$ (345,054)	\$ 1,200,035	\$ 1,200,035

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Special Assmnts- Tax Collector	\$ 2,445,184	\$ 2,427,114	\$ 2,441,170	\$ -	\$ 2,441,170	\$ 2,427,114
Special Assmnts- Discounts	-	-	-	-	-	-
Interest - Investments	16,800	-	12,935	2,587	15,522	-
Interest - Tax Collector	-	-	1,041	208	1,249	-
Room Rental	-	-	-	-	-	-
Rental Income	2,260	-	250	25	275	-
Non Resident Fee	2,175	-	60	25	85	-
Membership Cards	1,230	-	855	100	955	-
Transponders	17,125	-	-	-	-	-
Gate Damage Income	500	-	-	-	-	-
Gate repair refunds	-	-	4,489	898	5,387	-
Decal headlamp/windshield	-	-	11,925	250	12,175	-
Other Miscellaneous Revenues	12,392	-	3,349	1,500	4,849	-
Gate Bar Code/Remotes	-	-	415	100	515	-
Access Cards	-	-	85	15	100	-
TOTAL REVENUES	2,497,666	2,427,114	2,476,574	5,708	2,482,282	2,427,114

EXPENDITURES
Administrative

P/R-Board of Supervisors	2,000	2,800	-	-	-	2,800
FICA Taxes	153	214	-	-	-	214
Dissemination Agent	1,800	1,800	139	1,000	1,139	1,800
Arbitrage	1,800	1,800	-	1,800	1,800	1,800
Attorney Fees	38,676	18,000	40,143	8,029	48,172	22,100
Auditing Services	4,550	4,200	-	4,200	4,200	4,200
Trustee Fees	10,928	10,500	9,768	-	9,768	10,500
Engineering	4,171	15,000	9,610	5,390	15,000	10,000
Property Appraiser	2,216	2,216	2,216	-	2,216	2,216
Website Services	500	500	932	186	1,118	1,400
Postage and Freight	312	750	306	61	367	750
Rentals & Leases	2,400	2,400	133	27	160	2,400
Insurance - Property	22,883	25,743	22,883	-	22,883	25,965
Insurance	6,676	7,242	6,676	-	6,676	7,242
Printing and Binding	2,506	2,500	1,063	213	1,276	2,500
Legal Advertising	1,182	1,500	433	87	519	1,500
Office Supplies	198	350	311	62	374	350
Other Current Charges	806	750	915	183	1,098	750
Dues, Licenses, Subscriptions	175	175	200	-	200	175
Misc-Assessmnt Collection Cost	-	-	-	-	-	-
Total Administrative	103,931	98,440	95,728	21,237	116,966	98,662

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Property management and security						
ProfServ-Mgmt Consulting Serv	53,045	53,045	45,743	8,500	54,243	53,045
Onsite Maintenance	46,515	43,051	35,876	7,175	43,051	43,051
Onsite Property Manager	28,706	26,697	23,297	4,659	27,957	26,697
Attendant	117,286	112,845	94,038	18,808	112,845	112,845
Security	269,910	284,608	233,912	50,696	284,608	284,608
Total Property management and security	515,462	520,246	432,865	89,838	522,704	520,246
Maintenance: Gate/Fence						
R&M-Fence	10,304	12,750	20,654	4,131	24,785	12,750
R&M-Gate	29,345	38,000	29,898	5,980	35,877	38,000
R&M-Access & Surveillance Systems	15,363	13,433	11,668	2,334	14,002	13,433
Gate Transponders	3,951	7,000	8,437	1,687	10,124	7,000
Total Maintenance: Gate/Fence	58,963	71,183	70,658	14,132	84,789	71,183
Maintenance: Lakes						
R&M-Pump Station	15,402	23,338	12,254	2,451	14,705	23,338
Lake & Wetlands Maintenance	26,075	28,320	23,600	4,720	28,320	28,320
Pest Control-Midge Lake Banks	15,155	65,000	26,120	5,224	31,344	65,000
Pest Control-Midge Lakes	50,000	50,000	38,000	7,600	45,600	50,000
Mitigation Maintenance	19,800	19,800	16,500	3,300	19,800	19,800
Mitigation Reporting	8,000	8,000	6,000	2,000	8,000	8,000
Pump Station Reserve	12,225	12,000	-	-	-	12,000
Total Maintenance: Lakes	146,658	206,458	122,474	25,295	147,769	206,458
Maintenance: Landscape/Hardscape						
R&M-Mulch	45,000	50,001	42,550	8,510	51,060	50,001
R&M-Pest Control	102,726	101,000	85,265	17,053	102,318	101,000
R&M-Trees and Trimming	26,935	30,000	-	-	-	30,000
Royal Palm Treatment	70,422	15,000	2,579	516	3,094	15,000
R&M-Pressure Washing	51,650	61,980	58,396	11,679	70,076	61,980
Rust Control	9,600	9,600	8,000	1,600	9,600	9,600
Landscape Contract Administration	-	12,000	-	-	-	12,000
Landscape Maintenance	425,081	368,400	319,390	63,878	383,267	368,400
Landscape Replacement	-	30,000	11,025	2,205	13,229	30,000
Landscape Replacement-Annals	6,400	10,000	385	-	385	10,000
Irrigation Maintenance	80,944	76,912	58,652	11,730	70,382	76,912
Irrigation Repairs & Replacements	39,293	23,118	41,965	8,393	50,358	23,118
Total Maintenance: Landscape/Hardscap	858,051	788,011	628,205	125,564	753,769	788,011

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Maintenance: Pool						
R&M-Pools	20,839	20,000	17,060	3,412	20,472	20,000
Splash Pool Maintenance	5,390	-	-	-	-	1,000
Pool Furniture	2,250	3,600	820	-	820	3,600
Pool Permits	1,257	300	550	-	550	300
Total Maintenance: Pool	29,736	23,900	18,430	3,412	21,842	24,900
Maintenance: Other						
Gym Equipment Maintenance	2,901	6,500	2,498	500	2,997	6,500
R&M-General	30,634	58,400	59,780	11,956	71,736	58,400
Janitorial Maintenance	68,494	66,254	55,380	11,076	66,456	66,254
R&M - Water Feature	3,300	3,300	6,970	1,394	8,364	3,300
IT Maintenance	2,119	1,750	1,585	317	1,902	1,750
A/C Maintenance	7,295	3,500	353	-	353	3,500
Tot Lot Maintenance	4,086	6,000	2,951	-	2,951	6,000
Misc-Hurricane Expense	47,255	-	84,137	-	84,137	-
Total Maintenance: Other	166,084	145,704	213,653	25,243	238,896	145,704
Utilities						
Communication - Telephone	18,972	12,000	17,620	3,524	21,144	12,000
Utility - Water	11,570	20,000	11,348	2,270	13,617	20,000
Electricity - Entrance	-	12,500	11,234	2,247	13,481	12,500
Electricity - Pump Station	68,458	62,500	41,610	8,322	49,932	62,500
Electricity - Streetlighting	111,135	114,500	93,357	18,671	112,028	114,500
Electricity - Monuments	-	300	226	45	271	300
Utilities-Electric	24,667	22,500	20,141	4,028	24,169	22,500
Utility - Refuse Removal	4,634	5,000	3,877	775	4,652	5,000
Total Utilities	239,437	249,300	199,411	39,882	239,293	249,300
Other Expenses						
Fire Alarm Monitoring	723	480	821	-	821	480
Contracts-Security Alarms	-	-	-	-	-	-
Contracts-Fire Extng. Insp.	60	120	106	-	106	120
Lease - Copier	2,776	-	2,068	414	2,481	2,877
Golf Cart	4,969	-	1,802	360	2,162	1,800
Backflow Assembly Testing	-	170	-	-	-	170
Gym Wipes	2,316	3,000	2,287	457	2,745	3,000
Misc-Holiday Lighting	8,650	8,650	8,650	865	9,515	8,650
Misc-Special Events	92	6,000	173	-	173	6,000
Misc-Licenses & Permits	-	721	-	-	-	721
Entry System-Key Fob	693	1,000	2,210	-	2,210	1,000
Office Supplies	2,536	12,000	14,137	2,827	16,964	12,000
Op Supplies - Clubhouse	8,788	-	3,816	763	4,579	500
Janitorial / Cleaning Supplies	6,066	5,500	294	59	353	5,500
Water Cooler	3,400	3,000	1,784	357	2,141	4,000
Electrical Supplies	587	3,000	286	57	343	3,000
Reserve - Equipment	-	2,000	-	-	-	2,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Total Other Expenses	41,656	45,641	38,434	6,160	44,593	51,818
Contingency						
Misc-Contingency	16,666	133,956	-	-	-	131,156
Capital Projects / Reserve	13,916	144,275	87,614	-	87,614	139,675
Total Contingency	30,582	278,231	87,614	-	87,614	270,831
TOTAL EXPENDITURES	2,190,559	2,427,114	1,907,473	350,762	2,258,235	2,427,114
Excess (deficiency) of revenues						
Over (under) expenditures	307,107	-	569,101	(345,054)	224,047	(0)
FUND BALANCE, BEGINNING	668,881	975,988	975,988	-	975,988	1,200,035
FUND BALANCE, ENDING	\$ 975,988	\$ 975,988	\$ 1,545,089	\$ (345,054)	\$ 1,200,035	\$ 1,200,035

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Special Assmnts- Tax Collector	\$ 2,445,184	\$ 2,427,114	\$ 2,441,170	\$ -	\$ 2,441,170	\$ 2,427,114
Interest - Investments	16,800	-	12,935	2,587	15,522	-
Interest - Tax Collector	-	-	1,041	208	1,249	-
Rental Income	2,260	-	250	25	275	-
Non Resident Fee	2,175	-	60	25	85	-
Membership Cards	1,230	-	855	100	955	-
Transponders	17,125	-	-	-	-	-
Gate Damage Income	500	-	-	-	-	-
Gate repair refunds	-	-	4,489	898	5,387	-
Decal headlamp/windshield	-	-	11,925	250	12,175	-
Other Miscellaneous Revenues	12,392	-	3,349	1,500	4,849	-
Gate Bar Code/Remotes	-	-	415	100	515	-
Access Cards	-	-	85	15	100	-
TOTAL REVENUES	2,497,666	2,427,114	2,476,574	5,708	2,482,282	2,427,114

EXPENDITURES
Administrative Expenditures

Supervisor Fees	2,000	2,800	-	-	-	2,800
FICA Expense	153	214	-	-	-	214
Dissemination	1,800	1,800	139	1,000	1,139	1,800
Arbitrage	1,800	1,800	-	1,800	1,800	1,800
Attorney Fees	38,676	18,000	40,143	8,029	48,172	22,100
Annual Services	4,550	4,200	-	4,200	4,200	4,200
Trustee Fees	10,928	10,500	9,768	-	9,768	10,500
Engineering	4,171	15,000	9,610	5,390	15,000	10,000
Management Fees	53,045	53,045	45,743	8,500	54,243	53,045
Postage and Freight	312	750	306	61	367	750
Printing & Binding	2,506	2,500	1,063	213	1,276	2,500
Rentals & Leases	2,400	2,400	133	27	160	2,400
Insurance	6,676	7,242	6,676	-	6,676	7,242
Legal Advertising	1,182	1,500	433	87	519	1,500
Other Current Charges	806	750	915	183	1,098	750
Office Supplies	198	350	311	62	374	350
Property Appraiser	2,216	2,216	2,216	-	2,216	2,216
Website Services	500	500	932	186	1,118	1,400
Dues, Licenses & Subscriptions	175	175	200	-	200	175
Contingency	-	6,426	-	-	-	6,426
Total Administrative Expenditures	134,093	132,168	118,588	29,737	148,326	132,168

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<u>Maintenance Expenditures</u>						
Overall Project Maintenance						
Electricity - Pump Station	25,107	27,500	18,724	3,745	22,469	27,500
Electricity - Streetlighting	50,011	51,500	42,166	8,433	50,599	51,500
R&M-Fence	2,388	5,000	400	80	480	5,000
R&M-General	12,515	7,500	17,756	3,551	21,307	7,500
Golf Cart	799	-	1,802	360	2,162	1,800
Irrigation Maintenance	35,000	31,884	10,962	2,192	13,155	31,884
Irrigation Repairs	19,370	12,000	11,073	2,215	13,287	12,000
Janitorial Maintenance	14,677	15,000	12,354	2,471	14,824	15,000
Landscape Contract Administration	-	12,000	-	-	-	12,000
Landscape Maintenance	166,626	161,438	138,593	27,719	166,312	161,438
Landscape Replacement	-	13,146	420	84	504	13,146
Landscape Replacement-Annals	4,200	4,382	-	-	-	4,382
R&M-Mulch	19,720	21,911	18,722	3,744	22,466	21,911
Royal Palm Treatment	70,422	15,000	2,579	516	3,094	15,000
R&M-Pest Control	45,585	45,450	38,835	7,767	46,602	45,450
R&M-Pressure Washing	26,083	27,891	26,278	5,256	31,534	27,891
Insurance - Property	3,185	3,584	3,185	-	3,185	3,584
Property Management	46,515	43,051	35,876	7,175	43,051	43,051
R&M-Pump Station	9,585	10,000	5,437	1,087	6,524	10,000
Pump Station Reserve	4,662	5,400	-	-	-	5,400
Rust Control	4,320	4,320	3,960	792	4,752	4,320
Tot Lot Maintenance	4,086	6,000	2,951	-	2,951	6,000
R&M-Trees and Trimming	12,121	13,500	-	-	-	13,500
Hurricane Expenses	21,265	-	26,801	-	26,801	-
Capital Reserve	-	51,611	-	-	-	51,611
Contingency	7,330	87,409	-	-	-	85,609
Total Overall Project Maintenance	605,573	676,477	418,874	77,187	496,062	676,477

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Linear Parks Maintenance						
Electricity - Monuments	-	300	226	45	271	300
Electricity - Pump Station	8,513	10,000	6,241	1,248	7,490	10,000
Electricity - Streetlighting	16,670	18,000	13,961	2,792	16,753	18,000
R&M-Fence	2,919	1,750	8,080	1,616	9,696	1,750
R&M-General	794	12,900	2,751	550	3,301	12,900
Golf Cart	150	-	-	-	-	-
Insurance - Property	1,062	1,195	1,062	-	1,062	1,195
Irrigation Maintenance	10,911	10,629	3,343	669	4,011	10,629
Irrigation Repairs	3,022	3,150	1,428	286	1,714	3,150
Janitorial Maintenance	5,438	4,707	3,923	785	4,708	4,707
Landscape Replacement	-	4,382	7,210	1,442	8,651	4,382
Landscape Replacement-Annals	-	1,461	-	-	-	1,461
Landscape Maintenance	80,464	53,813	47,840	9,568	57,408	53,813
R&M-Mulch	6,573	7,304	6,383	1,277	7,659	7,304
R&M-Pest Control	16,855	15,150	12,910	2,582	15,492	15,150
R&M-Pressure Washing	6,973	9,297	8,759	1,752	10,511	9,297
R&M-Pump Station	1,484	7,000	2,529	506	3,035	7,000
Pump Station Reserve	2,487	1,800	-	-	-	1,800
Rust Control	1,440	1,440	1,320	264	1,584	1,440
R&M-Trees and Trimming	4,040	4,500	-	-	-	4,500
Capital Reserve	4,353	13,348	69,337	-	69,337	13,348
Hurricane Expense	6,616	-	22,576	-	22,576	-
Contingency	2,584	10,128	-	-	-	10,128
Total Linear Parks Maintenance	183,348	192,254	219,880	25,381	245,261	192,254
Mitigation						
Mitigation Maintenance	19,800	19,800	16,500	3,300	19,800	19,800
Mitigation Monitoring	8,000	8,000	6,000	2,000	8,000	8,000
Total Mitigation Maintenance	27,800	27,800	22,500	5,300	27,800	27,800
Lakes						
Lake Maintenance	26,075	28,320	23,600	4,720	28,320	28,320
Pest Control - Midge Lake Banks	15,155	65,000	26,120	5,224	31,344	65,000
Pest Control - Midge Lakes	50,000	50,000	38,000	7,600	45,600	50,000
Total Lake Maintenance	91,230	143,320	87,720	17,544	105,264	143,320

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Secured Area Operations & Maintenance						
Electricity - Entrance	-	12,500	11,234	2,247	13,481	12,500
Electricity - Pump Station	34,838	25,000	16,644	3,329	19,973	25,000
Electricity - Streetlighting	44,454	45,000	37,230	7,446	44,676	45,000
R&M-Fence	4,997	6,000	12,174	2,435	14,609	6,000
R&M-Gate	29,345	38,000	29,898	5,980	35,877	38,000
Gate Transponders	3,951	7,000	8,437	1,687	10,124	7,000
R&M-General	5,558	28,000	30,713	6,143	36,855	28,000
Golf Cart	4,020	-	-	-	-	-
Misc-Holiday Lighting	4,325	4,325	4,325	-	4,325	4,325
Insurance - Property	2,833	3,186	2,833	-	2,833	3,186
Irrigation Maintenance	35,033	34,399	44,347	8,869	53,216	34,399
Irrigation Repairs	16,900	7,968	29,464	5,893	35,356	7,968
Janitorial Maintenance	13,046	12,552	13,293	2,659	15,952	12,552
Janitorial Supplies	1,318	3,000	294	59	353	3,000
Landscape Maintenance	165,604	143,500	118,985	23,797	142,782	143,500
Landscape Replacement	-	11,686	3,395	679	4,074	11,686
Landscape Replacement-Annua	1,800	3,895	-	-	-	3,895
R&M-Mulch	17,529	19,476	16,595	3,319	19,913	19,476
R&M-Pest Control	40,286	40,400	33,519	6,704	40,223	40,400
R&M-Pressure Washing	18,594	24,792	23,359	4,672	28,030	24,792
R&M-Pump Station	4,333	6,338	4,288	858	5,146	6,338
Pump Station Reserve	5,077	4,800	-	-	-	4,800
Rust Control	3,840	3,840	2,720	544	3,264	3,840
Security	269,910	284,608	233,912	50,696	284,608	284,608
Gate Camera Systems	15,363	13,433	11,668	2,334	14,002	13,433
R&M-Trees and Trimming	10,774	12,000	-	-	-	12,000
Utility - Water	4,273	12,000	11,348	2,270	13,617	12,000
Communication - Telephone	11,778	4,500	6,604	1,321	7,925	4,500
R&M - Water Feature	3,300	3,300	6,970	1,394	8,364	3,300
Water Cooler	532	-	226	45	272	1,000
Capital Projects/Reserve	9,500	40,000	5,218	-	5,218	40,000
Hurricane Expense	17,957	-	33,946	-	33,946	-
Contingency	6,539	28,993	-	-	-	27,993
Total Secured Area O&M	807,605	884,491	753,636	145,377	899,013	884,491

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Clubhouse						
A/C Maintenance	7,295	3,500	353	-	353	3,500
Fire Alarm Monitoring	723	480	821	-	821	480
Attendants	117,286	112,845	94,038	18,808	112,845	112,845
Backflow Assembly Testing	-	170	-	-	-	170
Copier - Lease	2,776	-	2,068	414	2,481	2,877
Electrical Supplies	587	3,000	286	57	343	3,000
Utilities-Electric	24,667	22,500	20,141	4,028	24,169	22,500
Entry System- Key FOB	693	1,000	2,210	-	2,210	1,000
Equipment Reserve	-	2,000	-	-	-	2,000
Fire Extinguisher	60	120	106	-	106	120
R&M-General	11,767	10,000	8,560	1,712	10,272	10,000
Gym Equipment Maintenance Contract	2,901	6,500	2,498	500	2,997	6,500
Gym Wipes	2,316	3,000	2,287	457	2,745	3,000
Misc-Holiday Lighting	4,325	4,325	4,325	865	5,190	4,325
IT Maintenance	2,119	1,750	1,585	317	1,902	1,750
Janitorial Maintenance	35,333	33,995	25,810	5,162	30,972	33,995
Janitorial/Cleaning Supplies	4,748	2,500	-	-	-	2,500
Landscape Maintenance	12,387	9,649	13,971	2,794	16,765	9,649
Landscape Replacement	-	786	-	-	-	786
Landscape Replacement-Annals	400	262	385	-	385	262
R&M-Mulch	1,179	1,310	851	170	1,021	1,310
Misc-Licenses & Permits	-	721	-	-	-	721
Office Supplies	2,536	12,000	14,137	2,827	16,964	12,000
Onsite Property Management	28,706	26,697	23,297	4,659	27,957	26,697
Op Supplies - Clubhouse	8,788	-	3,816	763	4,579	500
Pool Furniture	2,250	3,600	820	-	820	3,600
Pool Permits	1,257	300	550	-	550	300
R&M-Pools	20,839	20,000	17,060	3,412	20,472	20,000
Splash Pool Maintenance	5,390	-	-	-	-	1,000
Insurance - Property	15,803	17,778	15,803	-	15,803	18,000
Misc-Special Events	92	6,000	173	-	173	6,000
Telephone	7,194	7,500	11,015	2,203	13,218	7,500
Utility - Refuse Removal	4,634	5,000	3,877	775	4,652	5,000
Utility - Water	7,298	8,000	-	-	-	8,000
Water Cooler	2,869	3,000	1,557	311	1,869	3,000
Contingency	211	1,000	-	-	-	1,000
Hurricane Expense	1,418	-	814	-	814	-
Capital Reserve	63	39,316	13,059	-	13,059	34,716
Total Clubhouse Maintenance	340,910	370,604	286,274	50,236	336,510	370,604
Total Maintenance	2,056,466	2,294,946	1,788,884	321,025	2,109,909	2,294,946
Total Expenditures	2,190,559	2,427,114	1,907,473	350,762	2,258,235	2,427,114
Excess (deficiency) of revenues						
Over (under) expenditures	307,107	-	569,101	(345,054)	224,047	-
FUND BALANCE, BEGINNING	668,881	975,988	975,988	-	975,988	1,200,035
FUND BALANCE, ENDING	\$ 975,988	\$ 975,988	\$ 1,545,089	\$ (345,054)	\$ 1,200,035	\$ 1,200,035

Exhibit "A"
Allocation of Operating Reserve

Description	Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2017)	\$ 975,988
<i>Estimated Excess Revenues over Expenditures (FY 2018)</i>	<i>224,047</i>
<i>Less:</i>	
<i>Funding for First Quarter Operating Expenditures:</i>	<i>(\$573,736)</i>
<i>Reserved for Capital Projects / Renewal and Replacement:</i>	
<i>Gates/Guardhouses</i>	<i>(\$53,000)</i>
<i>Clubhouse</i>	<i>(\$80,654)</i>
<i>Pool</i>	<i>(\$53,000)</i>
<i>Wall & Fence Perimeter</i>	<i>(\$26,500)</i>
<i>Walks/Roads/Curbs</i>	<i>(\$106,000)</i>
<i>Security Features</i>	<i>(\$53,000)</i>
<i>Landscape Replacement</i>	<i>(\$53,000)</i>
<i>Irrigation System</i>	<i>(\$53,000)</i>
<i>Lighting</i>	<i>(\$26,500)</i>
<i>Storm Reserve</i>	<i>(\$53,000)</i>
<i>Total</i>	<i>(\$557,653) (\$1,131,389)</i>
Total Undesignated Cash as of 09/30/2018	\$68,645

Reserve Summary by Fiscal Year					
	FY 2016	FY 2017	FY 2018	FY 2019	TOTAL
<u>Capital (1)</u>					
<i>Overall Project Maintenance</i>	\$51,611	\$111,092	\$51,611	\$51,611	\$265,925
<i>Linear Parks Maintenance</i>	\$13,348	\$28,731	\$13,348	\$13,348	\$68,775
<i>Secured Area Operations & Maintenance</i>	\$53,056	\$114,202	\$40,000	\$40,000	\$247,258
<i>Clubhouse</i>	\$0	\$41,338	\$39,316	\$39,316	\$119,970
Total Reserves as of 09/30/2019	\$118,015	\$295,363	\$144,275	\$144,275	\$701,928

(1) Each are represented on the FY 2019 Proposed Budget on pages 3 and 4.

FY 2019 Operating and Maintenance Assessments - Allocation Tables
Table 1 - Assessment Allocation - ADMINISTRATIVE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	157.50	\$51.68	\$13,023.18
Townhome - 2H	148	1	148.00	\$82.69	\$12,237.65
Townhome - 2F	146	1	146.00	\$82.69	\$12,072.28
SF 34'	109	1	109.00	\$82.69	\$9,012.86
SF 50'	361	1.25	451.25	\$103.36	\$37,312.43
SF 65'	187	1.25	233.75	\$103.36	\$19,328.05
SF 65' Estada	149	1.25	186.25	\$103.36	\$15,400.42
Retail	140,000	1/1800	77.78	\$6,431.20	\$6,431.20
Office	70,000	1/1800	38.89	\$3,215.60	\$3,215.60
Out Parcels	60,000	1/1200	50.00	\$4,134.34	\$4,134.34
			1598.42		\$132,168.00

Table 2 - Assessment Allocation - OVERALL PROJECT MAINTENANCE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	157.50	\$264.51	\$66,656.69
Townhome - 2H	148	1	148.00	\$423.22	\$62,636.13
Townhome - 2F	146	1	146.00	\$423.22	\$61,789.69
SF 34'	109	1	109.00	\$423.22	\$46,130.66
SF 50'	361	1.25	451.25	\$529.02	\$190,976.71
SF 65'	187	1.25	233.75	\$529.02	\$98,926.99
SF 65' Estada	149	1.25	186.25	\$529.02	\$78,824.18
Retail	140,000	1/1800	77.78	\$32,916.88	\$32,916.88
Office	70,000	1/1800	38.89	\$16,458.44	\$16,458.44
Out Parcels	60,000	1/1200	50.00	\$21,160.85	\$21,160.85
			1598.42		\$676,477.23

Table 3 - Assessment Allocation - LINEAR PARKS MAINTENANCE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	157.50	\$75.17	\$18,943.73
Townhome - 2H	148	1	148.00	\$120.28	\$17,801.09
Townhome - 2F	146	1	146.00	\$120.28	\$17,560.54
SF 34'	109	1	109.00	\$120.28	\$13,110.26
SF 50'	361	1.25	451.25	\$150.35	\$54,275.29
SF 65'	187	1.25	233.75	\$150.35	\$28,114.90
SF 65' Estada	149	1.25	186.25	\$150.35	\$22,401.71
Retail	140,000	1/1800	77.78	\$9,354.93	\$9,354.93
Office	70,000	1/1800	38.89	\$4,677.46	\$4,677.46
Out Parcels	60,000	1/1200	50.00	\$6,013.88	\$6,013.88
			1598.42		\$192,253.80

FY 2019 Operating and Maintenance Assessments - Allocation Tables
Table 4 - Assessment Allocation- MITIGATION

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	157.50	\$10.87	\$2,739.27
Townhome - 2H	148	1	148.00	\$17.39	\$2,574.05
Townhome - 2F	146	1	146.00	\$17.39	\$2,539.26
SF 34'	109	1	109.00	\$17.39	\$1,895.75
SF 50'	361	1.25	451.25	\$21.74	\$7,848.24
SF 65'	187	1.25	233.75	\$21.74	\$4,065.43
SF 65' Estada	149	1.25	186.25	\$21.74	\$3,239.30
Retail	140,000	1/1800	77.78	\$1,352.73	\$1,352.73
Office	70,000	1/1800	38.89	\$676.36	\$676.36
Out Parcels	60,000	1/1200	50.00	\$869.61	\$869.61
			1598.42		\$27,800.00

Table 5 - Assessment Allocation- LAKES

Product Type	No. of Units / Square Feet*	Acres	Run Off	Weighted Acres	Percentage of Weighted	Rate per Unit	Total
MultiFamily - 2F	252	12.07	90%	10.86	7.48%	\$42.52	\$10,715.14
Townhome - 2H	148	9.17	80%	7.34	5.05%	\$48.91	\$7,238.51
Townhome - 2F	146	9.05	80%	7.24	4.98%	\$48.91	\$7,141.45
SF 34'	109	17.97	75%	13.48	9.28%	\$121.96	\$13,294.05
SF 50'	361	59.57	75%	44.68	30.75%	\$122.08	\$44,069.38
SF 65'	187	30.86	75%	23.15	15.93%	\$122.09	\$22,829.96
SF 65' Estada	149	24.59	75%	18.44	12.69%	\$122.09	\$18,191.47
Retail	140,000	16.18	70%	11.33	7.80%	\$0.08	\$11,174.60
Office	70,000	5.78	70%	4.05	2.78%	\$0.06	\$3,990.93
Out Parcels	60,000	6.77	70%	4.74	3.26%	\$0.08	\$4,674.50
		192.02		145.30	100.00%		\$143,320.00

Table 6 - Assessment Allocation - SECURED AREA OPERATIONS & MAINTENANCE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	0.00	\$0.00	\$0.00
Townhome - 2H	148	1	0.00	\$0.00	\$0.00
Townhome - 2F	146	1	0.00	\$0.00	\$0.00
SF 34'	109	1	109.00	\$1,113.97	\$121,422.56
SF 50'	361	1.25	451.25	\$1,392.46	\$502,678.25
SF 65'	187	1.25	233.75	\$1,392.46	\$260,390.12
SF 65' Estada	149	1.25	0.00	\$0.00	\$0.00
Retail	140,000	1/1800	0.00	\$0.00	\$0.00
Office	70,000	1/1800	0.00	\$0.00	\$0.00
Out Parcels	60,000	1/1200	00.00	\$0.00	\$0.00
			794.00		\$884,490.93

FY 2019 Operating and Maintenance Assessments - Allocation Tables
Table 7- Assessment Allocation - CLUBHOUSE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
Multifamily - 2F	252	0.625	0.00	\$0.00	\$0.00
Townhome - 2H	148	1	148.00	\$340.63	\$50,412.98
Townhome - 2F	146	1	146.00	\$340.63	\$49,731.73
SF 34'	109	1	109.00	\$340.63	\$37,128.48
SF 50'	361	1.25	451.25	\$425.79	\$153,708.51
SF 65'	187	1.25	233.75	\$425.79	\$79,621.86
SF 65' Estada	149	1.25	0.00	\$0.00	\$0.00
Retail	140,000	1/1800	0.00	\$0.00	\$0.00
Office	70,000	1/1800	0.00	\$0.00	\$0.00
Out Parcels	60,000	1/1200	0.00	\$0.00	\$0.00
			1088.00		\$370,603.56

Table 8 - Assessment Summary - Total Assessment Per Unit

Product Type	No of Units/ Square Feet	Total	Rate per Unit	Tax Roll Amount *
MultiFamily - 2F	252	\$112,077	\$444.75	\$473.14
Townhome - 2H	148	\$152,901	\$1,033.12	\$1,099.06
Townhome - 2F	146	\$150,835	\$1,033.12	\$1,099.06
SF 34'	109	\$242,007	\$2,220.24	\$2,361.96
SF 50'	361	\$990,866	\$2,744.78	\$2,919.98
SF 65'	187	\$513,274	\$2,744.78	\$2,919.98
SF 65' Estada	149	\$138,054	\$926.53	\$985.67
Retail	140000	\$61,230.34	\$0.44	\$0.47
Office	70000	\$29,018.80	\$0.41	\$0.44
Out Parcels	60000	\$36,850.84	\$0.61	\$0.65
Total		\$2,427,113.52		

* Includes gross up of 6% for early payment discount (4%) and Broward County collection fees (2%)

Operating and Maintenance Assessment Rates - (Trend Analysis)

Subdivision	Product	No of Units	FY 2015 Rate per Unit*	FY 2016 Rate per Unit*	FY 2017 Rate per Unit*	FY 2018 Rate per Unit*	FY 2019 Rate per Unit*	FY 2019 Total Net
Vista Del Sol	34'	22	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.24	\$48,845.38
La Costa	34'	38	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.24	\$84,369.28
Capistrano	34'	49	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.24	\$108,791.97
La Costa	50'	79	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$216,837.71
Capistrano	50'	57	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$156,452.53
Corta Bella	50'	49	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$134,494.28
Vista Del Sol	50'	71	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$194,879.46
Bella Terra	50'	74	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$203,113.81
Bella Terra	65'	7	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$19,213.48
Vista Del Sol	65'	143	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$392,503.88
La Costa	65'	37	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$101,556.95
Vista Del Prado	50'	31	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$85,088.25
Estada	65'	149	\$837.85	\$926.53	\$926.53	\$926.53	\$926.53	\$138,053.59
Minto 2H	TH	146	\$956.13	\$1,033.12	\$1,033.12	\$1,033.12	\$1,033.12	\$150,834.84
2 F	Multi-Family	252	\$395.89	\$444.75	\$444.75	\$444.75	\$444.75	\$112,077.00
Minto 2F	TH	148	\$956.13	\$1,033.12	\$1,033.12	\$1,033.12	\$1,033.12	\$152,901.18
Total Residential								\$2,300,013.58

Subdivision	Product	Sq Ft.	Rate per Unit	Rate per Unit	Rate per Unit	Rate per Unit	Rate per Unit	Total
Retail	Retail	140000	\$0.39	\$0.40	\$0.44	\$0.44	\$0.44	\$61,230.34
Office	Office	70000	\$0.37	\$0.38	\$0.41	\$0.41	\$0.41	\$29,018.80
Out Parcels	Out Parcels	60000	\$0.54	\$0.55	\$0.61	\$0.61	\$0.61	\$36,850.84
Total Commercial								127,099.98

Total Net Assessment
\$2,427,113.56

* These amounts are net but will be grossed up 6% to cover early payment discounts and Broward County collection fee.

Monterra
Community Development District

Debt Service Budgets
Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Interest - Investments	\$ 151	\$ -	\$ 786	\$ 157	\$ 943	\$ -
Special Assmnts- Tax Collector	409,001	-	30,774	-	30,774	30,150
Special Assmnts- CDD Collected	-	419,250	256,950	162,300	419,250	394,009
Special Assmnts- Prepayments	-	-	155,161	-	155,161	-
Special Assmnts- Discounts	-	-	-	-	-	(1,206)
TOTAL REVENUES	409,152	419,250	443,671	162,457	606,128	422,953
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	-	-	-	-	-	603
Total Administrative	-	-	-	-	-	603
<i>Debt Service</i>						
Principal Debt Retirement	140,000	150,000	150,000	-	150,000	160,000
Interest Expense	278,300	270,400	270,600	-	270,600	262,350
Total Debt Service	418,300	420,400	420,600	-	420,600	422,350
TOTAL EXPENDITURES	418,300	420,400	420,600	-	420,600	422,953
Excess (deficiency) of revenues						
Over (under) expenditures	(9,148)	(1,150)	23,071	162,457	185,528	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(1,150)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	(1,150)	-	-	-	-
Net change in fund balance	(9,148)	(1,150)	23,071	162,457	185,528	-
FUND BALANCE, BEGINNING	147,731	138,584	138,584	-	138,584	324,112
FUND BALANCE, ENDING	\$ 138,583	\$ 137,434	\$ 161,655	\$ 162,457	\$ 324,112	\$ 324,112

Amortization Schedule
Series 2005A, Special Assessment Revenue Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
11/1/18	\$4,770,000.00	5.500%	\$131,175.00	\$0.00	
5/1/19	\$4,770,000.00	5.500%	\$131,175.00	\$160,000.00	\$422,350.00
11/1/19	\$4,610,000.00	5.500%	\$126,775.00	\$0.00	
5/1/20	\$4,610,000.00	5.500%	\$126,775.00	\$170,000.00	\$423,550.00
11/1/20	\$4,440,000.00	5.500%	\$122,100.00	\$0.00	
5/1/21	\$4,440,000.00	5.500%	\$122,100.00	\$180,000.00	\$424,200.00
11/1/21	\$4,260,000.00	5.500%	\$117,150.00	\$0.00	
5/1/22	\$4,260,000.00	5.500%	\$117,150.00	\$190,000.00	\$424,300.00
11/1/22	\$4,070,000.00	5.500%	\$111,925.00	\$0.00	
5/1/23	\$4,070,000.00	5.500%	\$111,925.00	\$200,000.00	\$423,850.00
11/1/23	\$3,870,000.00	5.500%	\$106,425.00	\$0.00	
5/1/24	\$3,870,000.00	5.500%	\$106,425.00	\$210,000.00	\$422,850.00
11/1/24	\$3,660,000.00	5.500%	\$100,650.00	\$0.00	
5/1/25	\$3,660,000.00	5.500%	\$100,650.00	\$220,000.00	\$421,300.00
11/1/25	\$3,440,000.00	5.500%	\$94,600.00	\$0.00	
5/1/26	\$3,440,000.00	5.500%	\$94,600.00	\$235,000.00	\$424,200.00
11/1/26	\$3,205,000.00	5.500%	\$88,137.50	\$0.00	
5/1/27	\$3,205,000.00	5.500%	\$88,137.50	\$245,000.00	\$421,275.00
11/1/27	\$2,960,000.00	5.500%	\$81,400.00	\$0.00	
5/1/28	\$2,960,000.00	5.500%	\$81,400.00	\$260,000.00	\$422,800.00
11/1/28	\$2,700,000.00	5.500%	\$74,250.00	\$0.00	
5/1/29	\$2,700,000.00	5.500%	\$74,250.00	\$275,000.00	\$423,500.00
11/1/29	\$2,425,000.00	5.500%	\$66,687.50	\$0.00	
5/1/30	\$2,425,000.00	5.500%	\$66,687.50	\$290,000.00	\$423,375.00
11/1/30	\$2,135,000.00	5.500%	\$58,712.50	\$0.00	
5/1/31	\$2,135,000.00	5.500%	\$58,712.50	\$310,000.00	\$427,425.00
11/1/31	\$1,825,000.00	5.500%	\$50,187.50	\$0.00	
5/1/32	\$1,825,000.00	5.500%	\$50,187.50	\$325,000.00	\$425,375.00
11/1/32	\$1,500,000.00	5.500%	\$41,250.00	\$0.00	
5/1/33	\$1,500,000.00	5.500%	\$41,250.00	\$345,000.00	\$427,500.00
11/1/33	\$1,155,000.00	5.500%	\$31,762.50	\$0.00	
5/1/34	\$1,155,000.00	5.500%	\$31,762.50	\$365,000.00	\$428,525.00
11/1/34	\$790,000.00	5.500%	\$21,725.00	\$0.00	
5/1/35	\$790,000.00	5.500%	\$21,725.00	\$385,000.00	\$428,450.00
11/1/35	\$405,000.00	5.500%	\$11,137.50	\$0.00	
5/1/36	\$405,000.00	5.500%	\$11,137.50	\$405,000.00	\$427,275.00
Total			\$2,872,100.00	\$4,770,000.00	\$7,642,100.00

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Interest - Investments	\$ 3,505	\$ -	\$ 4,139	\$ 828	\$ 4,967	\$ -
Interest - Tax Collector	-	-	347	50	397	-
Special Assmnts- Tax Collector	1,017,486	1,010,562	1,015,719	-	1,015,719	1,075,066
Special Assmnts- Discounts	-	-	-	-	-	(43,003)
TOTAL REVENUES	1,020,991	1,010,562	1,020,205	878	1,021,083	1,032,063
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	-	-	-	-	-	21,501
Total Administrative	-	-	-	-	-	21,501
<i>Debt Service</i>						
Principal Debt Retirement	570,000	580,000	580,000	-	580,000	590,000
Interest Expense	446,813	435,413	435,413	-	435,413	423,813
Total Debt Service	1,016,813	1,015,413	1,015,413	-	1,015,413	1,013,813
TOTAL EXPENDITURES	1,016,813	1,015,413	1,015,413	-	1,015,413	1,035,314
Excess (deficiency) of revenues						
Over (under) expenditures	4,178	(4,851)	4,792	878	5,670	(3,250)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(4,851)	-	-	-	(3,250)
TOTAL OTHER SOURCES (USES)	-	(4,851)	-	-	-	(3,250)
Net change in fund balance	4,178	(4,851)	4,792	878	5,670	(3,250)
FUND BALANCE, BEGINNING	-	492,154	492,154	-	492,154	497,824
FUND BALANCE, ENDING	\$ 492,154	\$ 487,303	\$ 496,946	\$ 878	\$ 497,824	\$ 494,573

Amortization Schedule
Series 2015, Special Assessment Revenue Bonds

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
11/1/18	\$13,135,000	\$211,906	\$0	
5/1/19	\$13,135,000	\$211,906	\$590,000	\$1,013,813
11/1/19	\$12,545,000	\$206,006	\$0	
5/1/20	\$12,545,000	\$206,006	\$605,000	\$1,017,013
11/1/20	\$11,940,000	\$199,200	\$0	
5/1/21	\$11,940,000	\$199,200	\$620,000	\$1,018,400
11/1/21	\$11,320,000	\$192,225	\$0	
5/1/22	\$11,320,000	\$192,225	\$635,000	\$1,019,450
11/1/22	\$10,685,000	\$184,288	\$0	
5/1/23	\$10,685,000	\$184,288	\$650,000	\$1,018,575
11/1/23	\$10,035,000	\$175,350	\$0	
5/1/24	\$10,035,000	\$175,350	\$670,000	\$1,020,700
11/1/24	\$9,365,000	\$166,138	\$0	
5/1/25	\$9,365,000	\$166,138	\$685,000	\$1,017,275
11/1/25	\$8,680,000	\$156,291	\$0	
5/1/26	\$8,680,000	\$156,291	\$710,000	\$1,022,581
11/1/26	\$7,970,000	\$145,641	\$0	
5/1/27	\$7,970,000	\$145,641	\$730,000	\$1,021,281
11/1/27	\$7,240,000	\$134,691	\$0	
5/1/28	\$7,240,000	\$134,691	\$755,000	\$1,024,381
11/1/28	\$6,485,000	\$121,950	\$0	
5/1/29	\$6,485,000	\$121,950	\$780,000	\$1,023,900
11/1/29	\$5,705,000	\$108,788	\$0	
5/1/30	\$5,705,000	\$108,788	\$805,000	\$1,022,575
11/1/30	\$4,900,000	\$95,203	\$0	
5/1/31	\$4,900,000	\$95,203	\$835,000	\$1,025,406
11/1/31	\$4,065,000	\$81,113	\$0	
5/1/32	\$4,065,000	\$81,113	\$865,000	\$1,027,225
11/1/32	\$3,200,000	\$65,975	\$0	
5/1/33	\$3,200,000	\$65,975	\$895,000	\$1,026,950
11/1/33	\$2,305,000	\$50,313	\$0	
5/1/34	\$2,305,000	\$50,313	\$925,000	\$1,025,625
11/1/34	\$1,380,000	\$34,125	\$0	
5/1/35	\$1,380,000	\$34,125	\$960,000	\$1,028,250
11/1/35	\$420,000	\$17,325	\$0	
5/1/36	\$420,000	\$17,325	\$420,000	\$454,650
		\$4,693,050	\$13,135,000	\$17,828,050

Monterra
Community Development District

Supporting Budget Schedule
Fiscal Year 2019

Assessment Summary - Total Assessment Per Unit (With Debt)

Product Type	Product Code	No of Units/ Sq Ft.	O&M* Rate per Unit	2015 DS* Rate per Unit	2005 DS* Rate per Unit	Gross Total Per Unit
Multifamily	MR	252	\$473.14	\$0.00	\$0.00	\$473.14
Townhome	MZ	148	\$1,099.06	\$506.09	\$0.00	\$1,605.15
Townhome	MS	146	\$1,099.06	\$534.81	\$0.00	\$1,633.87
SF 34' La Costa	MU	38	\$2,361.96	\$643.52	\$0.00	\$3,005.48
SF 34'	MT	71	\$2,361.96	\$772.22	\$0.00	\$3,134.18
SF 50' Bella Terra	MW	60	\$2,919.98	\$900.93	\$0.00	\$3,820.91
SF 50'	MV	301	\$2,919.98	\$1,029.63	\$0.00	\$3,949.61
SF 65'	MX	187	\$2,919.98	\$1,287.03	\$0.00	\$4,207.01
SF 65' Estada	MY	149	\$985.67	\$1,623.72	\$0.00	\$2,609.39
Retail		140,000	\$0.47	\$0.00	\$1.81	\$2.28
Office		70,000	\$0.44	\$0.00	\$1.53	\$1.97
Out Parcels		60,000	\$0.65	\$0.00	\$2.01	\$2.66

6B.

RESOLUTION 2018-10

A RESOLUTION OF THE MONTERRA COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018; AND ENDING SEPTEMBER 30, 2019; PROVIDING FOR THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2018, submitted to the Board of Supervisors (the “Board”) a Proposed Budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Annual Budget and any proposed long-term financial plan or program of the District for future operations (the “Proposed Budget”) the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, on May 21, 2018, the Board set August 20, 2018, as the date for a Public Hearing on the Budget adoption and caused notice of such Public Hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that the District Board adopt an Annual Appropriation Resolution adopting a budget for the ensuing Fiscal Year and appropriating such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a cash flow budget basis, whereby the Budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year; and

WHEREAS, the Annual Appropriation Resolution fixes the maintenance special assessments and benefit special assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, and such levy represents the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its specified powers provided for in Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the Monterra Community Development District finds and determines the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner which is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chairman of the Board of Supervisors may designate the District Manager or other person to certify the Non-Ad Valorem Assessment Roll to the Tax Collector in and for Broward County political subdivision on compatible electronic medium tied to the property identification number no later than September 15, 2018 so that the Tax Collector may merge the Roll with others into the Collection Roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Monterra Community Development District; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE MONTERRA COMMUNITY
DEVELOPMENT DISTRICT;**

Section 1. The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

Section 2. Budget

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the Office of the Records Administration Department, and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as shown in Section 3 below.
- b. The District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2018 and/or revised projections for Fiscal Year 2019.

- c. The Adopted Budget, as amended, shall be maintained in the Office of the District Treasurer and the District Records Administration Department and identified as “The Budget for the Monterra Community Development District for the Fiscal Year Ending September 30, 2019, as Adopted by the Board of Supervisors on August 20, 2018.”

Section 3. Appropriations

There be, and hereby is appropriated out of the revenues of the Monterra Community Development District, for the Fiscal Year beginning October 1, 2018, and ending September 30, 2019 the sum of _____ Dollars (\$_____) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND	\$

Total All Funds	\$

Section 4. Supplemental Appropriations

The Board may authorize by Resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the Fiscal Year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving such transfer requests comply with this section.

Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board

- a. The Fiscal Year 2019 maintenance special assessment levy (the “assessment levy”) for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said assessment levy shall be distributed as follows:

General Fund O & M	\$ [See Assessment Levy Resolution 2018-11]
Debt Service Fund	\$ [See Assessment Levy Resolution 2018-11]

- b. The designee of the Chairman of the Board of Supervisors of the Monterra Community Development District shall be the District Manager or the Treasurer of the District designated to certify the Non-Ad Valorem Assessment Roll to the Tax Collector in and for the Broward County political subdivision, in accordance with applicable provisions of Florida law (Chapters 170, 190 and 197, Florida Statutes) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy, but also the total for the debt service levy, as required by and pursuant to law.

Introduced, considered favorably and adopted this 20th day of August, 2018.

Monterra Community Development District

Ricardo Lowe
Chairman

Attest:

George Miller
Assistant Secretary

6C.

RESOLUTION 2018-11

A RESOLUTION LEVYING AND IMPOSING A NON-AD VALOREM MAINTENANCE SPECIAL ASSESSMENT FOR THE MONTERRA COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2019; PROVIDING FOR AN EFFECTIVE DATE.

Preamble

WHEREAS, certain improvements exist within the Monterra Community Development District and certain costs of operation, repairs and maintenance are being incurred; and

WHEREAS, the Board of Supervisors of the Monterra Community Development District finds the District's total General Fund Operation Assessments, taking into consideration other revenue sources during Fiscal Year 2019, will amount to \$_____; and

WHEREAS, the Board of Supervisors of the Monterra Community Development District finds the District's Debt Service Fund Assessment during Fiscal Year 2019 will amount to \$_____; and

WHEREAS, the Board of Supervisors of the Monterra Community Development District finds the Debt Service Fund relates to systems and facilities which provide special benefits peculiar to certain property within the District based on the applicable assessment methodology; and

WHEREAS, the Board of Supervisors of the Monterra Community Development District finds the non-ad valorem special assessments it levies and imposes by this Resolution for maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the systems, facilities and services apportioned in a manner which is fair and reasonable, in accordance with the applicable assessment methodology; and

WHEREAS, the District Board understands this Resolution levies only the maintenance assessments for 2019, the Chairman of the District or the designee of the District Manager, shall certify a total Non-Ad Valorem Assessment Roll in a timely manner to the Tax Collector in and for Broward County for collection to include all assessments levied and approved by the District on the property including those for debt service as well as for special maintenance assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MONTERRA COMMUNITY DEVELOPMENT DISTRICT OF BROWARD COUNTY, FLORIDA;

Section 1. All of the whereas clauses are incorporated herein and are dispositive.

Section 2. A special assessment for maintenance as provided for in Section 190.021(3), Florida Statutes, (hereinafter referred to as “assessment”) is hereby levied on certain lands within the District.

Section 3. The collection and enforcement of the aforesaid assessments shall be by the Tax Collector serving as agent of the State of Florida in Broward County and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice.

Section 4. The levy and imposition of the maintenance special assessments on lands included in the District will be combined with the debt service non-ad valorem assessments which are levied and certified as a total amount on the Non-Ad Valorem Assessment Roll to the Broward County Tax Collector by the designee of the Chairman of the Board on compatible medium no later than September 15, 2018. Said assessments shall be collected by the Tax Collector on the tax notice along with other non-ad valorem assessments and property taxes levied by other local governments against each parcel of property.

Section 5. The proceeds therefrom shall be paid to the Monterra Community Development District.

Section 6. The Chairman of the Board of the Monterra Community Development District designates the District Manager to perform the certification duties.

Section 7. Be it further resolved, that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 20th day of August 2018, by the Board of Supervisors of the Monterra Community Development District, Broward County, Florida.

George Miller
Assistant Secretary

Ricardo Lowe
Chairman

Seventh Order of Business



PRIMROSE SCHOOLS DAYCARE FACILITY
 Northwest corner of NW 84th Ave & Sheridan Street

PRIMROSE BACKGROUND

Primrose Schools is a national brand of preschools that provides early education and child care to build a strong foundation for children. Primrose Schools was originally launched in 1982 in Marietta, GA and in 1990 launched the educational childcare franchise concept. This concept included setting and maintaining high standards and creating a review process still implemented today called the Service Excellence Assurance. In 1998, Primrose became the first child care company to receive accreditation from the Commission on International and Trans-Regional Accreditation (CITA) and the Southern Association of Colleges and Schools (SACA CASI) Council on School Improvement. In 2005, Primrose opened 24 schools and in 2006 formed a partnership with Read Out and Read by donating to support literacy for pediatric care facilities. In 2013 Primrose partnered with Save the Children to promote early literacy and protection for at-risk children in North America and in 2015 Primrose marked the opening of its 300th school.

- Primrose continually is setting and maintaining high standards and creating a review process still implemented today called the Service Excellence Assurance!
- Primrose Schools are the first child care company to receive accreditation from the Commission on International and Trans-Regional Accreditation (CITA) and the Southern Association of Colleges and Schools (SACA CASI) Council on School Improvement!
- Primrose's hours of operation will be from 6:30am– 6:30pm!
- Primrose also provide an after-school program that offers homework help, healthy snacks and activities such as musicals, karaoke and dancing to aid in the overall development of its students. Children ranging from kindergarten to 5th grade can also participate in a summer camp program that provides sports, problem solving, design competitions, art workshops and musicals!
- Primrose's rezoning application has been submitted for the parcel located on the North-West corner of Sheridan Street and NW 84th Avenue, Cooper City, Florida and is currently on the process to obtain site plan approval.

DESIGN SPECIFICATIONS:

- The proposed school/daycare facility will follow all design guidelines set forth by the Monterra Design Guidelines for the community and will be compatible with the adopted comprehensive plan.
- The proposed school will not adversely affect the living conditions in the neighborhood because of certain design factors enforced in the site such as
- The school will not change or create an excessive increase in automobile and vehicular traffic because there will be more than the required amount of the parking spaces to allow any incoming cars to park.
- The proposed school will be fully designed with the intent of the general public's wellbeing. Design factors such as architectural features, parking space amounts, landscaping and neighboring walls will be implemented to enhance the Monterra Residents experience within the community along with aiding the function of the proposed school/daycare.



MONTERRA PARCEL C-3

DESIGN GUIDELINES



BOHLERTM
ENGINEERING

February 12th, 2018

Monterra Parcel C-3

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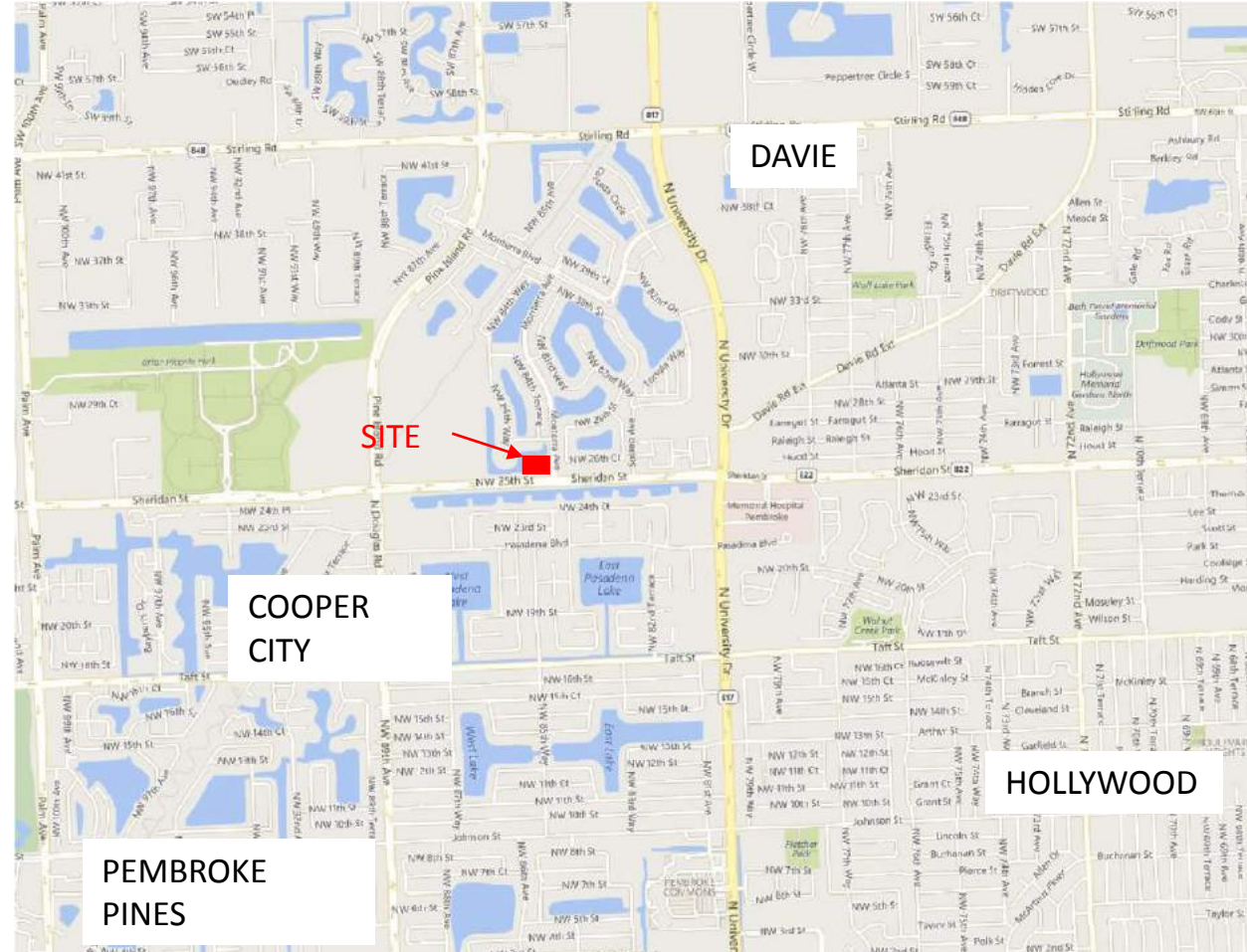
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MONTERRA PARCEL C-3 – Design Guidelines

Exhibit 1a: Location Map

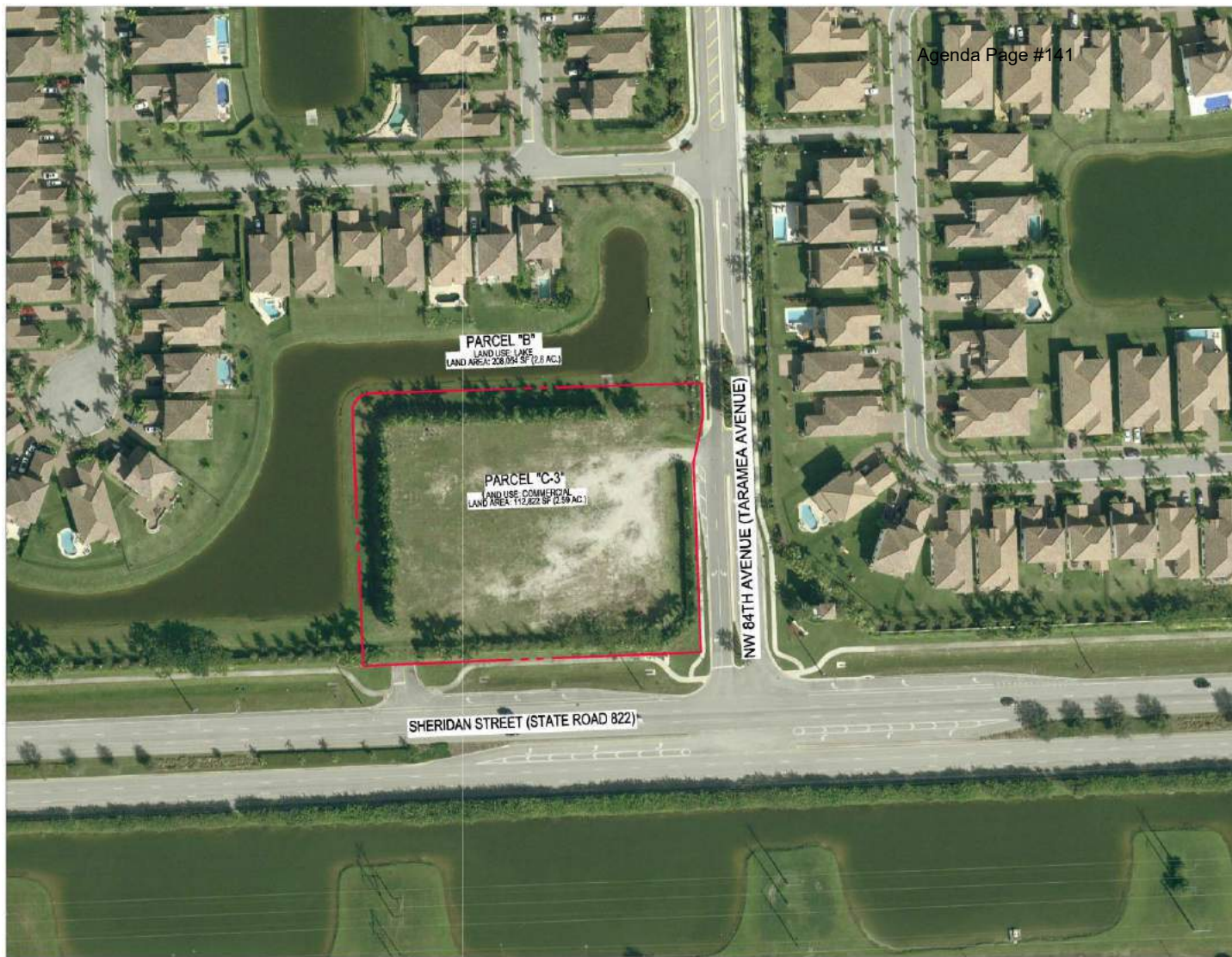
The Location Map shows the property in relation to the existing roads and immediate surrounding areas. The property is generally located at the northwest corner of the intersection of Sheridan Street & NW 84th Avenue.



MONTERRA PARCEL C-3 – Design Guidelines

Exhibit 1b: Site Aerial

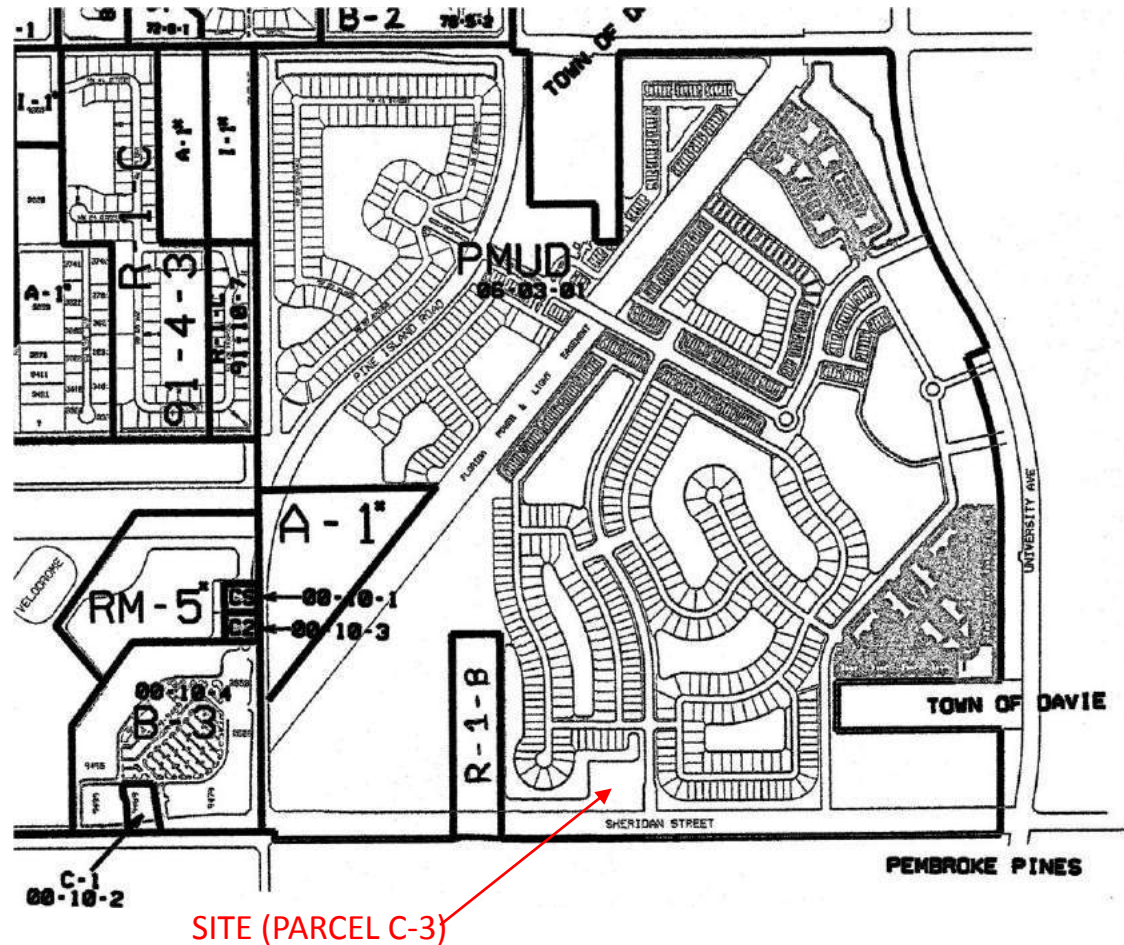
The Site Aerial illustrates the conditions of the property as of September 2017. The site is currently vacant and there is an existing lake to the north and west of the site. There are existing turn lanes with entrances and landscape buffers already planned and constructed, with off -site right of way requirements already completed.



MONTERRA PARCEL C-3 – Design Guidelines

Exhibit 1c: Existing Contextual Zoning

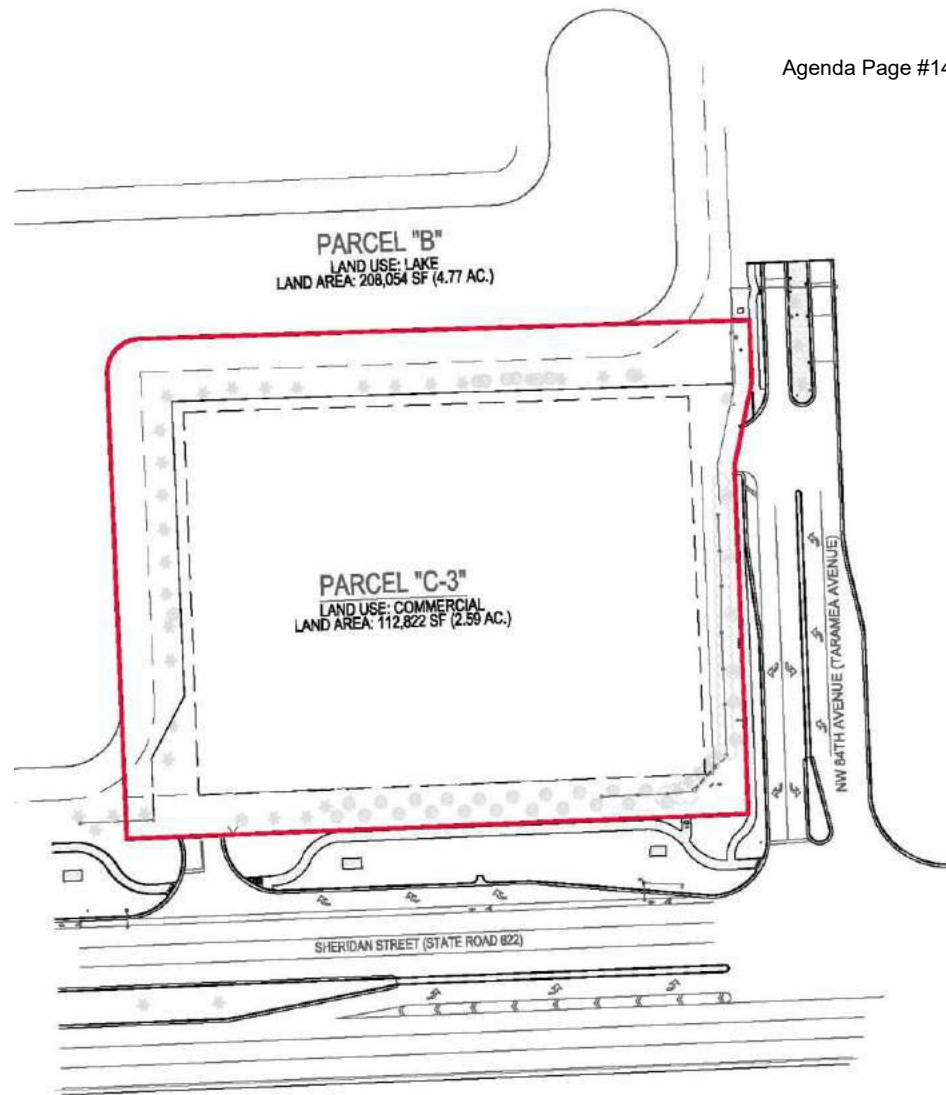
This exhibit illustrates the existing zoning for the areas surrounding the property. The site is within a PMUD district.



MONTERRA PARCEL C-3 – Design Guidelines

Exhibit 2a: PMUD Master Plan

The PMUD Master Plan illustrates the land area allocation for Parcel C-3

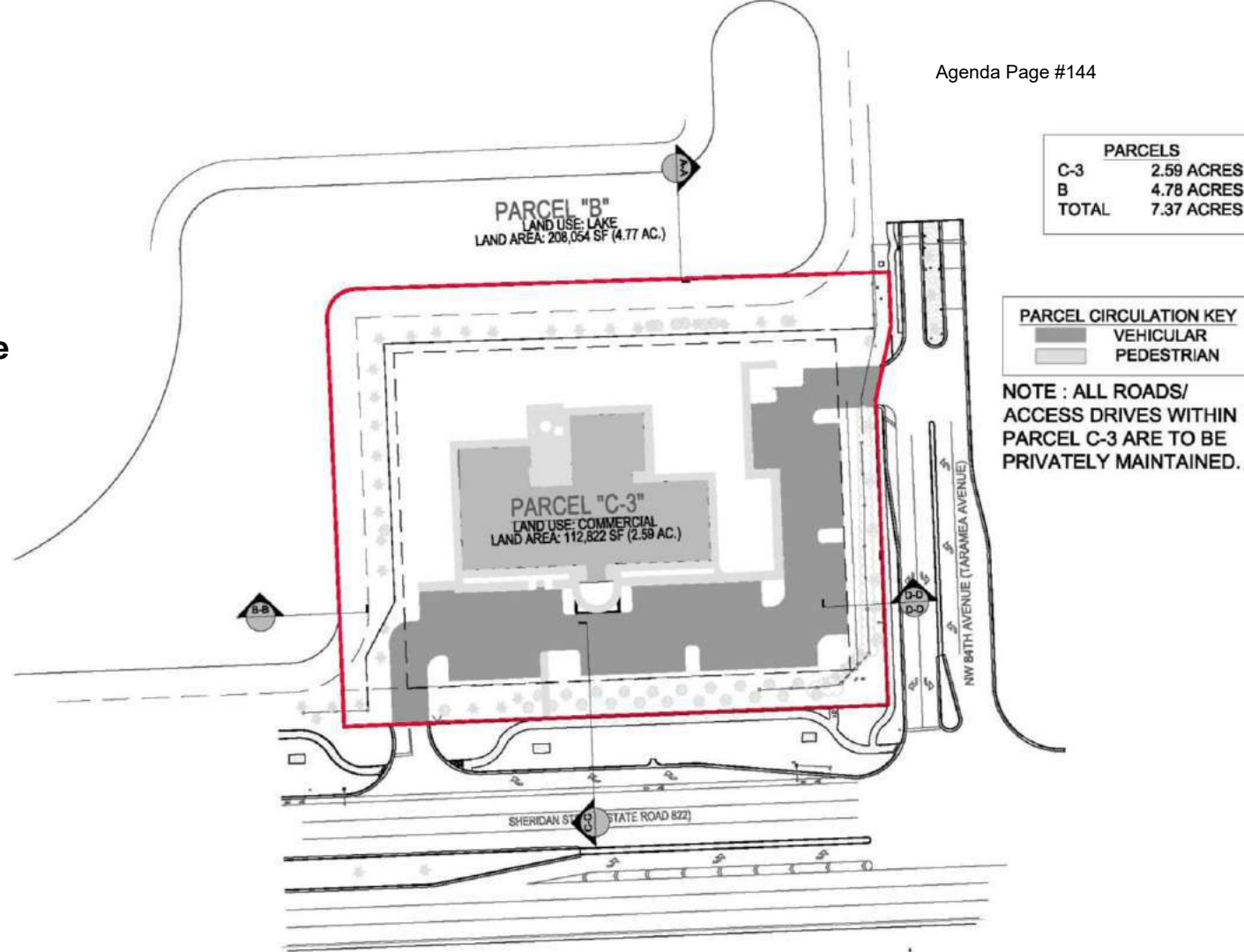


Note: The number of off-street parking spaces shall be indicated on the parcel specific site plan depending on the proposed land use as required by the city's Code of Ordinances.

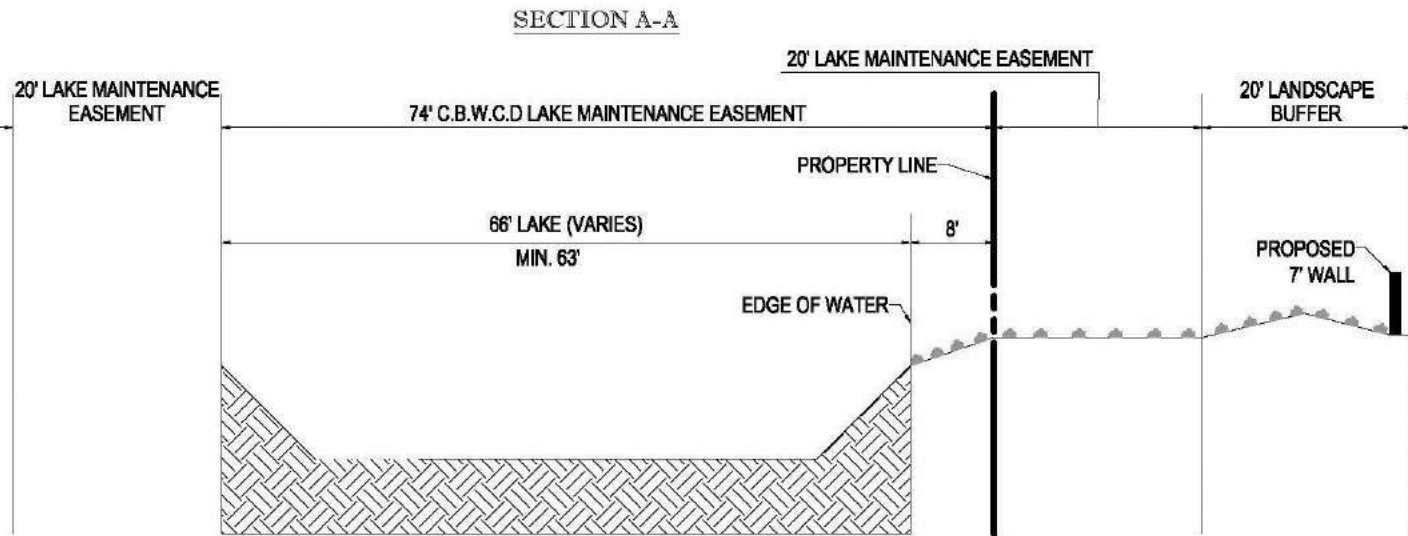
MONTERRA PARCEL C-3 – Design Guidelines

Exhibit 2b: Conceptual Site Diagram, Pedestrian and Vehicular Circulation

The Conceptual Site Diagram demonstrates the pedestrian and vehicular circulation from adjacent roadways and circulation within Parcel C-3. The parcel has access points from Sheridan Street and NW 84th Avenue.

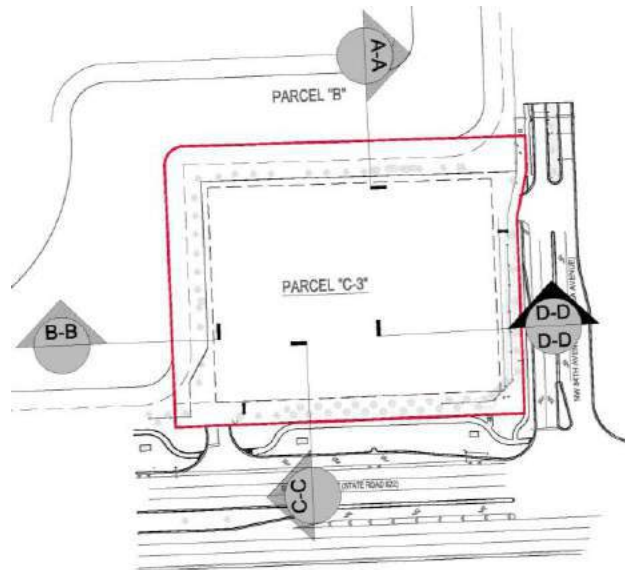


MONTERRA PARCEL C-3 – Design Guidelines



Section A-A:

Section A-A shows the buffer between the commercial parcel C-3 and the adjacent Lake. The section shows a 20' lake maintenance easement and a 20' landscape buffer extending south of the property line. Also, there is a 74' lake maintenance easement extending north from the property line.

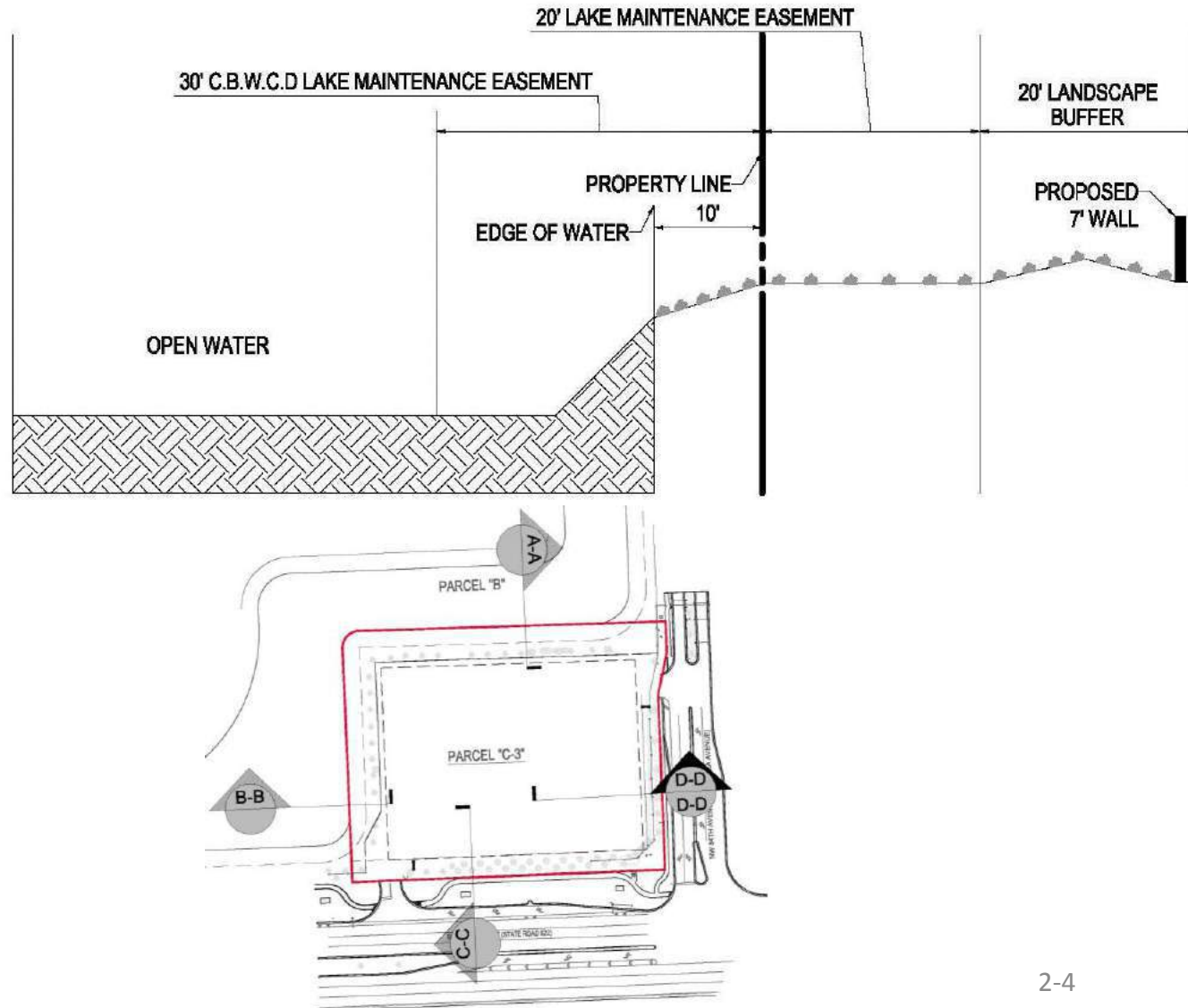


2-3

MONTERRA PARCEL C-3 – Design Guidelines

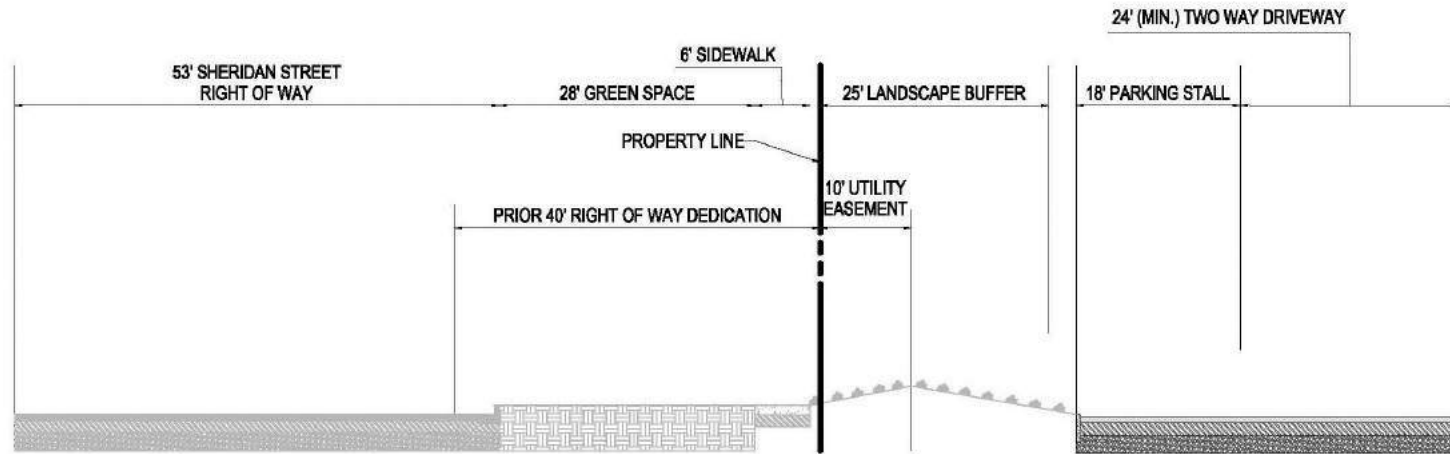
Section B-B:

Section B-B shows the buffer between the commercial parcel C-3 and the adjacent Lake. The section shows a 20' lake maintenance easement and a 20' landscape buffer extending east of the property line. Also, there is a 30' C.B.W.C.D lake maintenance easement extending west from the property line. Also a 20' lake maintenance easement east of the property line.



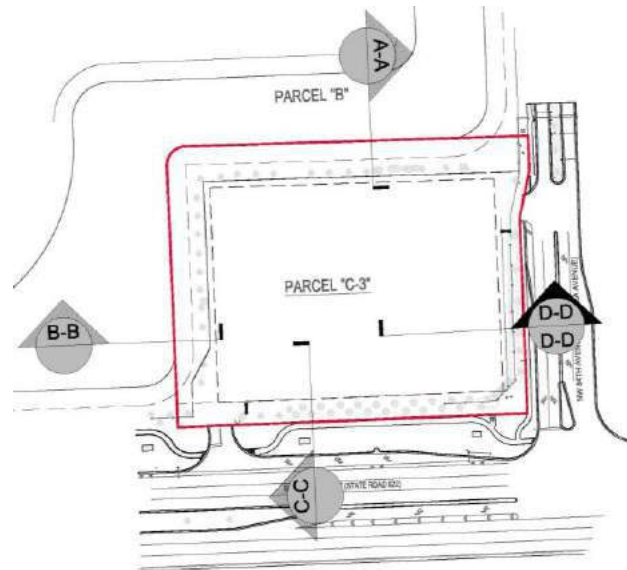
2-4

MONTERRA PARCEL C-3 – Design Guidelines



Section C-C:

Section C-C shows the buffer between the commercial parcel C-3 and the Sheridan Street right of way. There is a 25' landscape buffer provided north of the property line with a 10' utility easement within it.

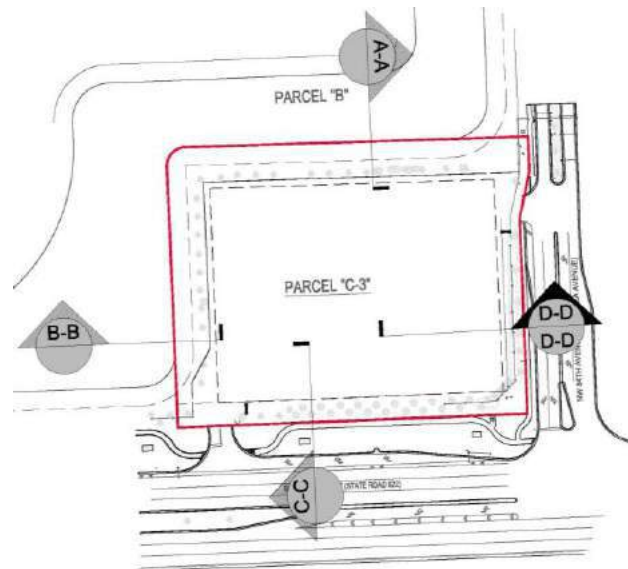
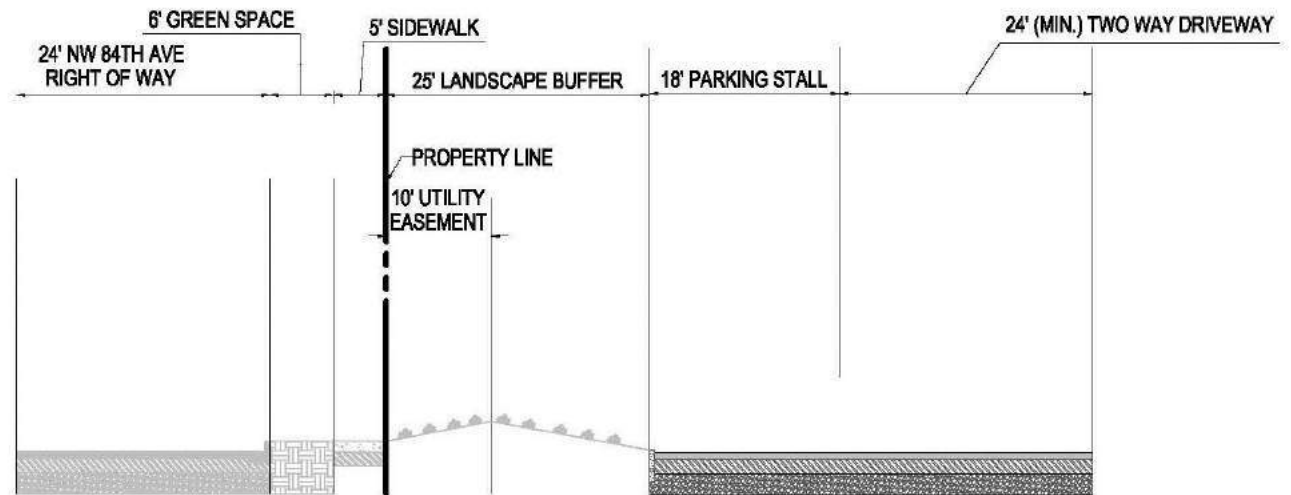


2-5

MONTERRA PARCEL C-3 – Design Guidelines

Section D-D:

Section D-D shows the buffer between the commercial parcel C-3 and the NW 84th Avenue right of way. There is a 25' landscape buffer provided east of the property line with a 10' utility easement within it.



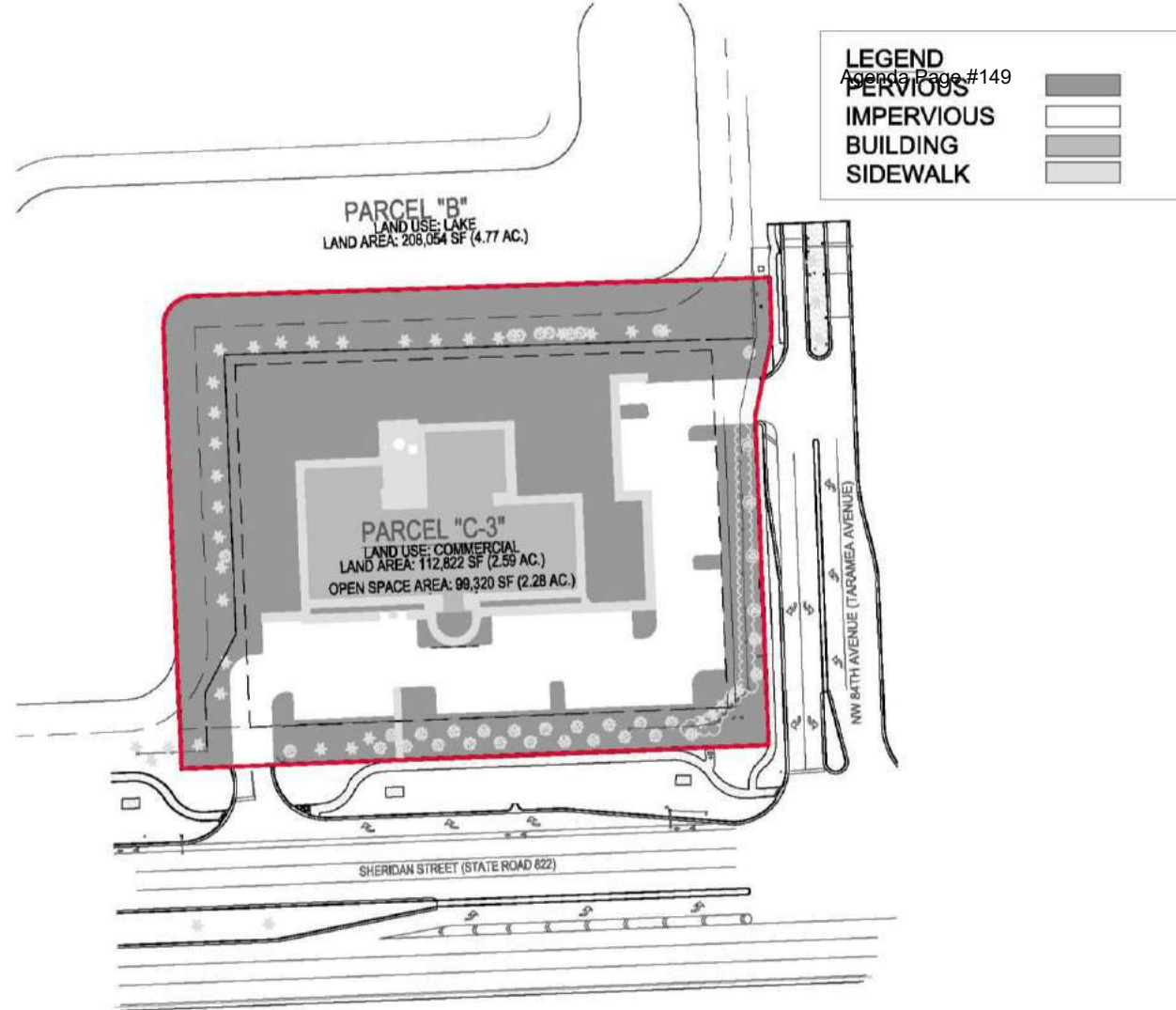
2-6

MONTERRA PARCEL C-3 – Design Guidelines

Exhibit 3a: Open Space Diagram

The Open Space Diagram illustrates the provided open space area (88% of total parcel area) for the commercial (C-3) parcel, as required by the Overall Monterra Design Guidelines.

Note: The shown open space meets the minimum requirements of 15% of the parcel's land area. The exact open space area will be indicated on the parcel specific site plan.



MONTERRA PARCEL C-3 – Design Guidelines

Development Standards

The following requirements shall serve as the Development Standards for Parcel C-3:

1. Permitted Uses

Per Section 23-70 of the Cooper City Code of Ordinances, a school/daycare is a permitted use for the site.

2. Lot Size

The minimum lot size shall be 2 acres per the City's Code of Ordinances. The proposed lot size for Parcel C-3 is 2.57 acres.

3. Building Height

The maximum building height shall be 45' per the City's Code of Ordinances. The proposed building height will be 21'.

4. Maximum Floor Area Ratio (FAR)

The maximum FAR shall be 0.40 (44,756 SF) in accordance with the City's Code of Ordinances. The proposed FAR will be 0.12 per the latest site plan.

5. Maximum Building Coverage

The maximum building coverage shall be 35%. The proposed building coverage is approximately 12% and shall meet the city's requirements for the 2.59 acre parcel.

6. Access

Driveway and parking aisle widths shall adhere to the requirements of the City's Code of Ordinances. A minimum of 24' drive aisle width is proposed south and east of the proposed building.

7. Required Building Setbacks

The minimum building setbacks required are:

- Front Street (South)= (Sheridan Street) - 25'
- Side Street (East) = (NW 84th Avenue) – 25'
- Side Street (West) = 25'
- Rear = 25'

Proposed Building Setbacks

The minimum building setbacks required are:

- Front Street (South) = (Sheridan Street) – 71.3'
- Side Street (East) = (NW 84th Avenue) – 116.2'
- Side Street (West) = 84.7'
- Rear (North) = 89.8'

8. Orientation of Buildings

The front of the building within Parcel C-3 shall be considered the southernmost facade, seen from Sheridan Street.

9. Building Separation

The minimum building separation shall be 15' and will be provided.

10. Lighting

A photometric plan shall be submitted for the parcel prior to site plan approval, pursuant to the requirements of the City's Code of Ordinances. Lighting shall be of the type and character noted in Exhibit 5-2, specifically a down-light fixture to minimize spill-over lighting. Bollard or other low-height lighting shall be encouraged in pedestrian areas.

11. Landscaping

A. All landscaping shall be designed and installed in accordance with the City's Code of Ordinances.

B. Required Landscaping Buffers (Per Min Code):

- a. NW 84th Avenue (East) = 25'
- b. Sheridan Street (South) = 25'
- c. Side (West)= 20'
- d. Rear (North) = 20'

C. Proposed Landscaping Buffers for Parcel C-3 (Aligns with previous Design Guidelines):

- a. NW 84th Avenue (East) = 25'
- b. Sheridan Street (South) = 25'
- c. Side (West)= 20'
- d. Rear (North) = 20'

MONTERRA PARCEL C-3 – Design Guidelines

C. All specimen palms with average canopies of 12' or greater in diameter will be counted as one (1) native tree. Specimen palms may be an acceptable street tree and counted as 1:1 (16' to 18' overall height). Any street tree not installed to meet current street tree requirements may be installed in open space or buffers to fulfill this requirement. Street trees may be installed less than four feet from back of curb. Examples of street trees shall include, but are not limited to: Oak, Mahogany, Paroutis, Bismark, Royal Palms, Medjool Date Palms, and Canary Island Date Palms.

D. One (1) tree shall be provided within the landscape area for every twenty-five (25) feet of length of such area. Twenty (20) shrubs shall be provided per forty (40) linear feet of buffer. Shrubs shall be a minimum of 12"-24" at the time of installation depending on species and availability. The tree and shrub species shall be consistent along Sheridan Street and NW 84th Avenue in Parcel C-3. The remainder of the required landscaping area shall be landscaped with grass, ground cover, or other landscape treatment, excluding paving.

E. A landscaping screen along the interior of the 7' high rear concrete wall shall be provided with one tree for each forty (40) linear feet or portion thereof of property line abutting the residential property (lake) as required by the City's Code of Ordinances. The tree species shall be consistent along the entire wall in Parcel C-3.

F. One (1) tree and five (5) shrubs for every one thousand (1,000) square feet of lot area or portion thereof not utilized for parking shall be provide as required by the City's Code of Ordinances for a commercial development.

G. All landscaped areas shall have an underground sprinkler system as required by the City's Code of Ordinances and potable water will not be used for irrigation.

H. Landscaping of the vehicular use areas shall be at least ten (10) square feet of interior landscaping for each parking space, excluding those spaces abutting and running parallel to the perimeter, as required by the City's Code of Ordinances.

MONTERRA PARCEL C-3 – Design Guidelines

12. Parking

- A. Minimum parking requirements per use shall be in conformance with the City's Code of Ordinances.
- B. A minimum of 62 parking spaces are required for Parcel C-3. A total of 62 parking spaces are proposed.
- C. In Parcel C-3, parking shall be located in the front and side of the building, along Sheridan Street and NW 84th Avenue.

13. Loading

- A. Loading zone will not be required for the Primrose School in parcel C-3.

14. Transit Accommodations

- A. There are no Broward County transit stops on Sheridan Street or NW 84th Avenue, therefore no transit accommodations are proposed.

15. Pedestrian Connectivity

- A. continuous concrete sidewalk will be proposed for pedestrian access from Sheridan Street and NW 84th Avenue through the property to the building.

16. Streetscapes

- A. An outdoor playground is proposed on the east and western corners of the building. A dumpster will be proposed on the northeastern corner of the site.

17. Architectural Style

- A. The design includes a 13,500 square feet wood frame structure for use as a Day Care Center to accommodate the ages of 6 weeks to 5 years. The space includes 12 classrooms, offices and a warming kitchen. 18,000 square feet exterior play ground will be located on the north, south and west sides of the facility. Parking for 63 cars will be located to the south and east.
- B. To meet the Monterra Design Guidelines, the exterior facades shall include stucco walls to 8'-0" high and a gabled roof with Spanish "S" tile. The main entrance element and the lower 3'-0" of the walls shall include the stone to match the Monterra Development style. Windows shall be vinyl double hung units with decorative wood-grained vinyl shutters. The playgrounds shall be enclosed with a 6'-0" high black ornamental steel picket fence. All condensing units will be enclosed with a 4'-0" high solid vinyl fence. All elevations can be seen on page 4-11.

MONTERRA PARCEL C-3 – Design Guidelines

18. Proposed entry/features/monument locations

A. A monument sign will be proposed for the Sheridan Street and NW 84th Avenue entrances with sign waiver.

19. Noise

A. The control of all sound originating within Parcel C-3 shall conform to the City's Code of Ordinances.

B. The proposed wall, existing lake, lake maintenance easement and landscape buffer will contribute to reducing the noise levels to the abutting residential neighborhood communities.

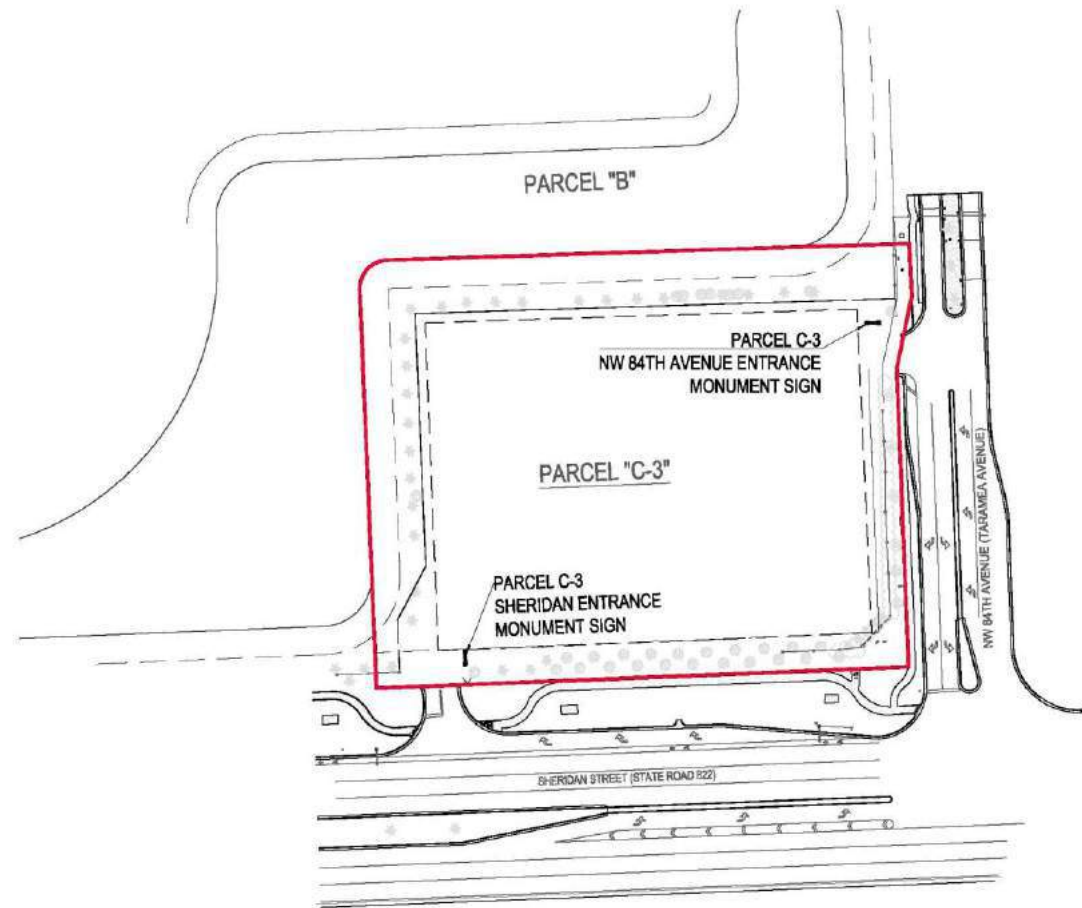
20. Security

- Public access is only available at the front of the building via pass codes given to parents with enrolled children
- Cameras are placed on the exterior and interior of the building with monitors located in the reception area to review daily activity.
- Emergency call buttons are employed in select areas for use if an emergency situation arises.
- Detailed lockdown procedures for emergency situations will be implemented and a partnership will be made with local law enforcement to streamline these procedures locally for continuity.
- The front reception area is always staffed to greet and allow or not allow visitors into the school from the reception lobby.

21. Maintenance Plan for building exteriors and/or common areas.

Primrose Schools is committed to continuous upkeep and maintenance of the property to provide an aesthetically pleasing environment for their customers and the public.

Exhibit 4b: Signage Diagram



MONTERRA PARCEL C-3 – Design Guidelines

**Exhibit 4c: Parcel C-3
Existing Monument Sign**



**Exhibit 4d: Existing
Residential Monument Sign**



Exhibit 4d: Parcel C-3 Monument Sign

Monterra Parcel C-3

MONTERRA PARCEL C-3 – Design Guidelines

Exhibit 4e: Ground Sign

A ground sign measuring 10' in width by 6' in height is proposed to announce entry to the Residential property on Sheridan Street. The sign will be accompanied by accent plantings along the base. The sign will have one (1) 8'x4' backlit sign panels with a maximum letter height of 23" for Sheridan Street and 16" for NW 84th Ave.

A. 6'x 3' SIGN PANEL FOR PARCEL C-3

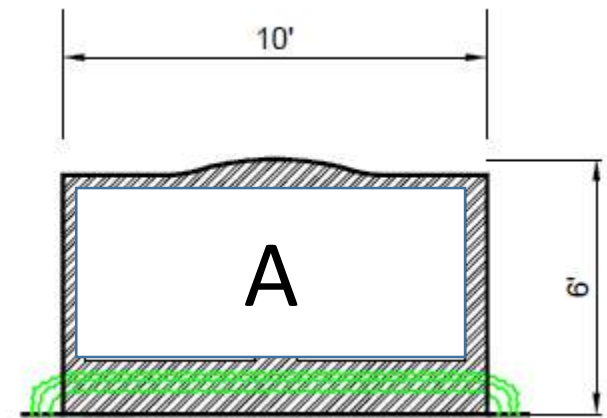


Exhibit 4e: Parcel C-3 Monument Sign

MONTERRA PARCEL C-3 – Design Guidelines

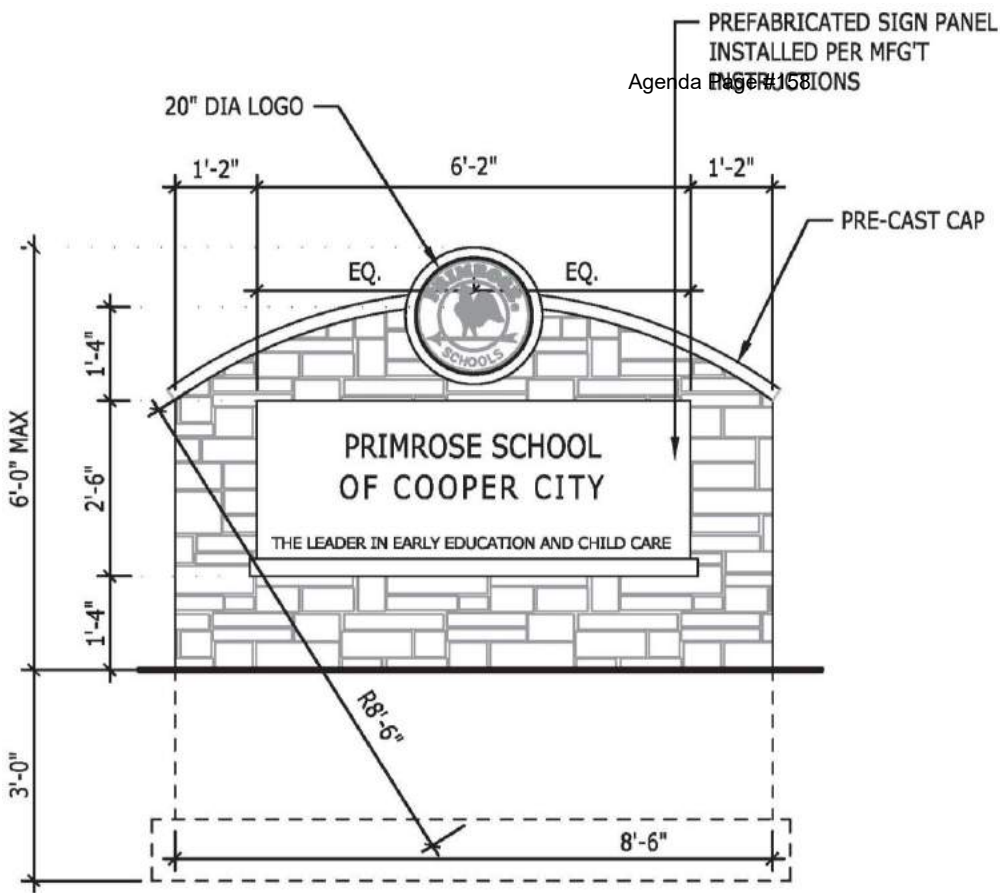
Parcel C-3 Signage/Logo

Building sign:

1. Number of Building Signs - Two
2. Sign colors = Tate Olive Logo, Dark Bronze Letters, Beige Background
3. Maximum Sign Height = 6'
4. Maximum Sign Width = 10'

SIGN SPECIFICATIONS:	
LOGO	20" DIAMETER, SANDBLASTED - TATE OLIVE ON BEIGE BACKGROUND
LETTERS	4" HIGH, STYLE: TIMES BOLD DARK BRONZE LETTERS
STRIP LETTERS ("THE LEADER IN...")	2" HIGH, STYLE: TIMES BOLD DARK BRONZE LETTERS
BACK GROUND	BEIGE PAINTED METAL
STONE SPECIFICATIONS	SAME AS BUILDING

SIGN AREAS (ONE SIDE)	
SIGNAGE (COPY AREA)=	2'-6" X 6'-2" = 13.86 S.F.
LOGO - 20" DIA	= 2.18 S.F.
OVERALL STRUCTURE=	16.04 SFX2 = 32.08 SF



SHERIDAN ST. & 84TH AVE.
MONUMENT SIGN ELEVATION

MONTERRA PARCEL C-3 – Elevations



Monterra Parcel C-3

MONTERRA PARCEL C-3 – Design Guidelines

Architectural Elements

The following Architectural Elements shall be incorporated into the site design of Parcel C-3.



Bench

6ft. ribbed steel benches with contoured back and arms, In-ground or surface mounted (Color: Black)



Trash Receptacle

36" tall steel trash receptacle,
In-ground or surface mounted (Color: Black)

MONTERRA PARCEL C-3 – Design Guidelines

Architectural Elements

The following Architectural Elements shall be incorporated into the site design of Parcel C-3.



Site Lighting

RSB-RCS/L series aluminum site lighting (Color: Black)



Precast Wall

7' high precast wall with 20' (typ.) solid panels, consistent with walls on existing Monterra Residential and commercial Parcels. Color shall be consistent along west property line of Parcel C-3.

little tikes

COMMERCIAL

Playgrounds **Fun & Easy!**[™]

PRIMROSE STANDARD PLAYGROUND PACKAGE 2017



Standard Primrose Package

- Infant Area
 - PlayBuilder 3 Panel Infant Unit
 - 12' x 12' x 8' Independent Shade
- Early Preschool Area (EPS)
 - Tot Tree (special colors for Primrose)
 - PlayBuilder Ground Unit
 - 14' x 14' Shade Topper (Integrated into Playground Structure)
 - MaxPlay Swing – 8' Beam with Tot Seats
- Pre-School Area
 - KidBuilder Firetruck Unit
 - 18' x 30' Shade Topper (Integrated into Playground Structure)
 - MaxPlay Swing – 8' Beam with Belt Seats
 - 4- Seat Teeter
- After School Area
 - PlayBuilder After School Unit
 - 18' x 18' Shade Topper (Integrated into Playground Structure)
 - Tire Swing and Beam Cover
 - Basketball Goal

Additional Items Needed:

- Junior Picnic Tables – Qty 3 (EPS, PS, and AS Areas)
- Kid Timbers
 - Primrose Patch (Qty 6)
 - Loose Fill Border if needed



INFANT PLAY – 3 PANEL UNIT AND N 12' X 12' X 8' IND SHADE GREEN



EARLY PRESCHOOL- PB GROUND UNIT WITH SHADE TOPPER





Playgrounds **Fun & Easy!**™

EARLY PRESCHOOL- MAXPLAY TOT SWINGS





Playgrounds **Fun & Easy!**™

EARLY PRESCHOOL- TOT TREE



PRESCHOOL- FIRETRUCK UNIT WITH SHADE TOPPER



PRESCHOOL- 4 SEAT TEETER



PRESCHOOL- BELT SWINGS





Playgrounds **Fun & Easy!**™

AFTER SCHOOL- PB UNIT WITH SHADE TOPPER



AFTER SCHOOL- TIRE SWING W/BEAM COVER



Beam Cover



ADDITIONAL ITEMS – PRIMROSE PATCH



ADDITIONAL ITEMS – JR PICNIC TABLE – ONE IN EACH PLAY AREA



ADDITIONAL ITEMS – BASKETBALL GOAL



Kid Timbers and Base Mats



Kid Timbers – Border Panels
for Loose Fill Surfacing

Base Mats – entries and
under swings(13 per
standard package) Still
ordered with turf surfacing



little tikes

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Playgrounds **Fun & Easy!**[™]

PRIMROSE PLAYGROUND PACKAGE 2017 UPGRADES





Playgrounds **Fun & Easy!**™

Independent Shades





ARCHITECTS, INC.
17710 Detroit Avenue
Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.adaarchitects.com

PRIMROSE SCHOOLS:

COOPER CITY, FL

SHERIDAN STREET

COOPER CITY, FL

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REVISIONS

#	DATE	TYPE	DESCRIPTION
1	11/28/17	DRG SUBMITTAL	DRG RE SUBMITTAL
2	02/12/18	DRG RE SUBMITTAL	
3			
4			
5			
6			
7			
8			
9			

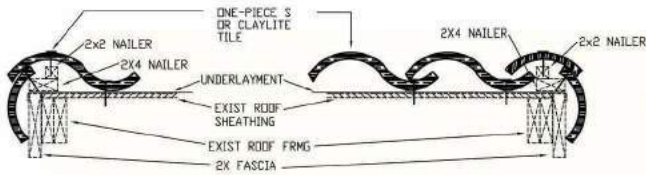
RENDERED ELEVATIONS

DATE 02/12/18

JOB NO. 17264

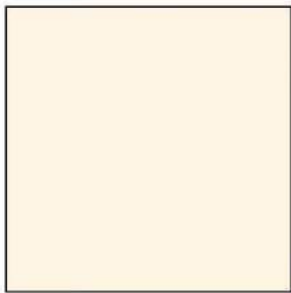
A-3

SHEET NO.

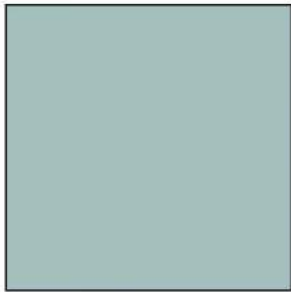


5
A-3

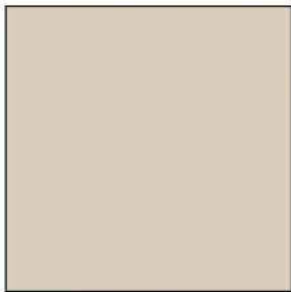
DETAIL
S-TILE ROOF
SCALE: N.T.S.



DRYVIT COLOR
#455A - PEARL



SHUTTER COLOR
#SW 9051 - AQUAVERDE



DOORS & WINDOWS COLOR
#SW 7517 - CHINA DOLL

TRIM COLOR - WHITE



4
EL-1
WEST
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



3
EL-1
EAST
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



2
EL-1
SOUTH
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



1
EL-1
NORTH
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

Eighth Order of Business

From: Husainy, Kinan <Kinan.Husainy@kimley-horn.com>
Sent: Monday, July 9, 2018 7:42 PM
To: Miller, George
Cc: Tony Palumbo; Daniello, Alyssa; Greg Pettibon; Oscar Vilchez
Subject: RE: Sienna - List of Requests
Attachments: Request to Board of Supervisors .pdf

Agenda Page #183

George, please see the attached request to the Board of Supervisors. The requests are the same, I have included additional graphics and backup material to show the negligible effects of the proposed changes.

Please let me know when we will be able to present this to the Board.

As always, it has been great working with you and if you need anything from me, please let me know.

Kinan F. Husainy, P.E. | Civil Engineer
Kimley-Horn | 445 24th Street Suite #200, Vero Beach, FL 32960
Direct: 772 794 4117 | Mobile: 772 473 8575 | Main: 772 794 4100

From: Husainy, Kinan
Sent: Wednesday, June 13, 2018 12:15 PM
To: 'George.Miller2@inframark.com' <George.Miller2@inframark.com>
Cc: 'Tony Palumbo' <Tony.Palumbo@mattamycorp.com>; Daniello, Alyssa <Alyssa.Daniello@kimley-horn.com>; 'Greg Pettibon' <Greg.Pettibon@mattamycorp.com>; 'Oscar Vilchez' <Oscar.Vilchez@mattamycorp.com>
Subject: RE: Sienna - List of Requests

George, please see the below the list of requests for the Monterra CDD Board of Supervisors meeting. I spoke with the Mattamy folks and they would like this to be brought up at the Monday meeting, knowing that this could extend to a couple of meetings.

As discussed at our meeting in our office, the Church property is at a disadvantage due to no utilities or stormwater stub outs being provided. Without the Church getting some help in the form of the requests below, it would be very hard for them to find a developer that would be able to make the numbers work. This has been evidenced by the number of developers that have had this property under contract.

All the requests below have been discussed with the City and Central Broward Water Control District and they are fully supportive of the requests to help the Church property.

Below is the list of requests:

- Connect to the Monterra CDD lake in a similar arrangement as agreed upon previously with DR Horton
- Connect to the Cooper City Water Main as shown on the attached Exhibit. We met with Cooper City and they fully support this connection.
- Connect to the Cooper City Gravity Sewer System with our forcemain as shown on the attached Exhibit. We met with Cooper City and they fully support this connection.
- Be able to crown the lots adjacent to the Monterra CDD lots so that we can eliminate the need for a berm. The agreed upon landscaping along this property line will still be constructed as previously proposed.

Please let me know if you need anything additional from me.

Thank you very much for all of your help!

Kinan F. Husainy, P.E. | Civil Engineer
Kimley-Horn | 445 24th Street Suite #200, Vero Beach, FL 32960
Direct: 772 794 4117 | Mobile: 772 473 8575 | Main: 772 794 4100



July 9, 2018

George Miller – District Manager
 Monterra CDD
 8560 NW 39th St,
 Cooper City, FL 33328

RE: *Sienna Development*
30 Unit Single Family Home Development

Dear Mr. Miller,

As discussed at the meeting in our Plantation office, the Church property located just southwest of the Monterra CDD is at a disadvantage due to no utilities or stormwater stub outs being provided. Without the Church getting some help in the form of the requests below, it would be very hard for them to find a developer that would be able to develop the land into a single family residential subdivision. This has been evidenced by the number of developers that have had this property under contract.

As a part of the previous proposed development, the district approved a connection to Lake 13 through a storm manhole shown on **Exhibit "A"**. As a part of this approval, the other obligations by the former developer were an 8" tall grading assist wall and enhanced landscaping along east side of the property adjacent to Lake 13.

Mattamy Homes is wishing to proceed with a drainage connection to lake 13 in the same manner that was previously agreed to. Mattamy Homes is also proposing to remove the 8" grade assist wall, but keep the enhanced landscape buffer along the east side of the development. In removing the wall, we are proposing to crown the lots along the east property boundary and allow them to drain directly into Lake 13. Attached in **Exhibit "B"** is a drainage statement that shows that this will not negatively impact the drainage for the Monterra CDD. Also included in exhibit "B" is the approved previous developer's drainage report. The number of lots, size of lake and land area are not proposing to change.

The additional request by Mattamy is to connect to the City's water and sewer facilities located within the Monterra CDD boundary as shown on the attached **Exhibit "C"**. During a preliminary meeting with the City Utility department, they supported this connection as it reduces the linear footage of FM and Watermain that



the City will have to maintain. In speaking with the city, the city owned lift station that serves the Monterra CDD, has capacity to serve the Sienna Project. By allowing us to connect to the Water and Sewer facilities, we are keeping the maintenance cost lower and alleviating some of the installation costs as well, without negatively impacting the Monterra CDD.

We sincerely appreciate the Board's attention to this matter that is very important to us. We are committed to being good neighbors and to working through this process as expeditiously as possible. We will be available at the next Board meeting to present this list of requests.

Please feel free to contact me at (772) 794-4117 or kinan.husainy@kimley-horn.com with any questions or concerns you might have, or should you require additional information.

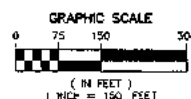
Sincerely,

A handwritten signature in blue ink, appearing to read "Kinan Husainy".

Kinan Husainy, P.E.
Associate

COPY

REFER TO DRAWING NO. PD-1 FOR CONTINUATION



PROPOSED CONNECTION POINT TO
MONTERRA CDD LAKE 13
THROUGH STORM MANHOLE

SIENNA
PROPERTY

LEGEND:
S.B. = AS-BUILT ELEVATION
CAP EL. = DESIGN INFORMATION

COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS-PLANNERS
11241 S.W. 113th COURT MIAMI, FLORIDA 33186
PHONE: (305) 232-2340 FAX: (305) 232-5306

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE AS-BUILT MEASUREMENTS SHOWN
HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION ON
MARCH 05, 2012.

JOSEPH L. MARTIN
P.S.M. # 4368
PROFESSIONAL SURVEYOR AND MAPPER #4368
STATE OF FLORIDA

APPROVED: ERIC S. ZERNICKEWSKI, P.E.
DATE: 3/28/2012

AS-BUILT REVISIONS:

1. REVISED TO ADD AS-BUILT INFORMATION O.S. 8-28-12

GENERAL NOTES:

1. ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC
VERTICAL DATUM OF 1929 (N.G.V.D.).
2. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
PROFESSIONAL SURVEYOR AND MAPPER.

RECORD DRAWING:

THE INFORMATION SHOWN ON THIS RECORD DRAWING WAS
SUPPLIED BY JOSEPH L. MARTIN REGISTERED LAND SURVEYOR #
4368, IN THE STATE OF FLORIDA. THE ENGINEER'S SIGNATURE AND
SEAL AFFIXED TO THIS DRAWING IS ONLY TO BE INTERPRETED TO
CONFIRM THAT THE INFORMATION PROVIDED HAS BEEN REVIEWED
FOR CONFORMANCE WITH ALL APPLICABLE ENGINEERING DESIGN
STANDARDS.

I HEREBY CERTIFY THAT THE SURFACE WATER MANAGEMENT FACILITIES FOR THE ABOVE
REFERENCED PROJECT HAVE BEEN CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH
THE DESIGN APPROVED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT.
AND HEREBY AFFIX MY SEAL THIS _____ DAY OF _____ 20____

(SEAL)

REFER TO DRAWING NO. PD-4 FOR CONTINUATION

PAYING & DRAINAGE AS-BUILT PLAN

MONTERRA MASTER INTERCONNECT PLAN

CITY OF COOPER CITY, FLORIDA

FOR: MONTERRA

MILLER LEGG
South Florida Office: 1800 North Douglas Road - Suite 200
Pompano Beach, Florida 33062-3200
561-436-7000 Fax: 561-436-9604
www.millerlegg.com

DATE OF SURVEY: 3/28/2012
JOB NO.: 11-00193
SHEET NO.: 5

PD-3

DATE: 7/15/09



Exhibit "B"

Drainage Statement:

The proposed additional runoff from crowning the eastern lot lines is as follows:

Area of 14 Lots draining to Lake 13 = 49,627 sf = 1.14 Ac.

Building = 0.385 Ac

Impervious = 0.235 Ac

Pervious = 0.52 Ac.

B. 100 Yr.-3 Day Storm Event

1. Rainfall - 3 Day Duration (P):

$$P72 = P24 \times 1.359$$

$$\begin{array}{rcl} P24 & = & 13.00 \text{ in.} \\ P72 & = & 17.67 \text{ in.} \end{array}$$

2. Runoff, Q (in.):

$$Q = \{(P - 0.2 \times S)^2\} / (P + 0.8 \times S)$$

$$\begin{array}{rcl} \frac{P72 \text{ (in.)}}{17.67} & \frac{S \text{ (in.)}}{1.87} & \frac{Q \text{ (in.)}}{15.61} \end{array}$$

3. Total Runoff Volume, V (ac-ft.):

$$V = Q \times \text{Total Area} \times 1 \text{ ft.} / 12 \text{ in.}$$

$$\begin{array}{rcl} \frac{Q \text{ (in.)}}{15.61} & \frac{\text{Total (Ac.)}}{1.14} & \frac{V \text{ (ac-ft.)}}{1.48} \end{array}$$

C. 25 Yr.-3 Day Storm Event

1. Rainfall - 3 Day Duration (P):

$$P72 = P24 \times 1.359$$

$$\begin{array}{rcl} P24 & = & 9.50 \text{ in.} \\ P72 & = & 12.91 \text{ in.} \end{array}$$

2. Runoff, Q (in.):

$$Q = \{(P - 0.2 \times S)^2\} / (P + 0.8 \times S)$$

$$\begin{array}{rcl} \frac{P72 \text{ (in.)}}{12.91} & \frac{S \text{ (in.)}}{1.87} & \frac{Q \text{ (in.)}}{10.91} \end{array}$$

3. Total Runoff Volume, V (ac-ft.):

$$V = Q \times \text{Total Area} \times 1 \text{ ft.} / 12 \text{ in.}$$

$$\begin{array}{rcl} \frac{Q \text{ (in.)}}{10.91} & \frac{\text{Total (Ac.)}}{1.14} & \frac{V \text{ (ac-ft.)}}{1.04} \end{array}$$

**D. 10 Yr.-1 Day Storm Event (Minimum Road Grade)**

Min. Road Crown Elevation: 5.00 NAVD

1. Rainfall - 1 Day Duration (P):

P24 = 8.50 in.

2. Runoff, Q (in.):

$$Q = \{(P - 0.2 \times S)^2 / (P + 0.8 \times S)\}$$

<u>P24 (in.):</u>	<u>S (in.):</u>	<u>Q (in.):</u>
8.50	1.87	6.61

3. Total Runoff Volume, V (ac-ft):

$$V = Q \times \text{Total Area} \times 1 \text{ ft.} / 12 \text{ in.}$$

<u>Q (in.):</u>	<u>Total (Ac.):</u>	<u>V (ac-ft):</u>
6.61	1.14	0.63

Proposed Additional Runoff =**100 YR – 3 day = 1.48 Ac. Ft****25 YR – 3 day = 1.04 Ac. Ft****10 YR – 3 day = 0.63 Ac. Ft**

Stage Storage Curve from Monterra ERP (Miller Legg):

WALDREP Stage Storage Area Elevations Project Number 04-00205 <i>Prepared by:</i> Miller Legg & Associates, Inc. 1800 North Douglas Road, Suite 200 Pembroke Pines, Florida 33024				
---	--	--	--	--

Description	Area (ac)	From EL. (ft)	To El. (ft)	Relation
Buildings	96.22	8.50		Vertical
Roadways/Sidewalk	43.95	6.75	7.50	Linear
Grass Area 1	34.70	6.00	8.00	Linear
Grass Area 2	87.00	6.75	8.00	Linear
Proposed Lake Area	80.07	3.00		Vertical
Proposed Lake Maintenance Easement	22.29	5.00	6.00	Linear
Proposed Mitigation Area	44.38	3.00		Vertical
Affordable Housing	12.26	6.75	8.00	Linear
Proposed Fire Station	3.00	6.75	8.00	Vertical
FP&L Easement	19.80	4.00	4.50	Vertical
Lake Maintenance Easement (SS)	10.52	3.00	5.00	Linear
Town Center/Outparcels (Pervious)	5.72	5.00	6.75	Linear
Town Center/Outparcels (Impervious)	22.89	6.75	8.00	Linear
* Area not included	16.68			
Offsite - Sheridan Street	18.86			
Total	518.34			

* NOTE: 9.572 ACRES WERE NOT INCLUDED IN THE FLOOD ROUTING CALCULATIONS. THE RUNOFF FROM THAT AREA FLOWS DIRECTLY INTO THE THE CBWCD S-18 CANAL



Conclusion:

Based on the increase runoff previously calculated, and the stage storage table included the proposed addition of crowning the 14 lots results in the peak stages of the 3 design storms to be increased as follows:

100 YR – 3 day Runoff = 1.48 Ac. Ft

1.48 Ac Ft. / 80.07 Ac Lake =

0.0185' or 0.22" increase in water level for 100 YR – 3 Day Storm

25 YR – 3 day Runoff = 1.04 Ac. Ft

1.04 Ac Ft. / 80.07 Ac Lake =

0.0129' or 0.16" increase in water level for 25 YR – 3 Day Storm

10 YR – 3 day Runoff = 0.63 Ac. Ft

0.63 Ac Ft. / 80.07 Ac Lake =

0.008 or 0.09" increase in water level for 10 YR – 3 Day Storm

As shown above, the increase in stages is less than ¼". These calculations are conservative as they do not include the 22.29 Acres of Lake bank and also is assuming no discharge.

Previously Approved Drainage Report

Surface Water Management Report

For

SIENNA

COOPER CITY, FLORIDA

Submitted by:



Kimley Horn and Associates
1615 South Congress Avenue, Suite 201
Delray Beach, FL 33445
CA #00000696

Michael D. Spruce, P.E.
Florida P.E. No. 52776

Kimley-Horn Project Number: 042519008

Sienna
Cooper City, Florida

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4.0	Erosion Control Measures.....	4
5.0	Discharge Boundary Condition.....	4
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Appendix B	Aerial
Appendix C	Soils Map
Appendix E	Stormwater Calculations
Appendix F	Cascade Flood Routing

Sienna
Cooper City, Florida

1.0 Project Parameters

Sienna (a.k.a. Baptist Church Property) is a proposed 8.98 acre single family residential development located north of Sheridan Street and approximately 0.25 miles west of Pine Island Road in unincorporated Broward County. The project will be annexed into Cooper City prior to development. The entire project is located within the South Florida Water Management District's (SFWMD) and Central Broward Water Control District's (CBWCD) C-11 East drainage basin. Sienna is located within Section 4, Township 51 S, Range 41 E. See Exhibit A for a location map. There are currently no SFWMD Permits for the site. There are no wetland or other surface water impacts associated with this application.

The proposed development consists of 30 single family homes with associated roadway and landscaping. The proposed surface water management system will consist of inlets, and drainage pipes that will collect and convey water into a lake on-site for water quality treatment and attenuation.

2.0 Design and Permitting Criteria

The design criteria is in accordance with all applicable rules and standards of Cooper City, SFWMD, and CBWCD.

Design Frequencies

- Finished Floors – Broward County 100-Year Flood Map / Cooper City Requirements
Min. El. 7.0' NAVD88
- Perimeter Berm – 25 Year, 3 Day
Design Rainfall: 12.9' inches
Min. El. 5.60' NAVD88
- Local Roadway – Broward County 10-Year Flood Map
Min. El. 5.0' NAVD88

3.0 Land Use Table

DEVELOPED AREA	AREA (ACRE)	Elevation From (NAVD 88)	Elevation To (NAVD 88):
Building	1.65	7.00'	Up
Impervious (Pavement/Sidewalk/Patio/Pool)	2.64	4.90'	7.00'
Pervious (Open Space)	2.24	5.00'	7.50'
Common Pervious Area	0.44	3.40'	5.50
Lake	1.39	1.40'	Up
Lake Bank	0.62	1.40'	3.40'

Sienna
Cooper City, Florida

4.0 Erosion Control Measures

To protect water quality in on-site and off-site wetlands and surface waters, silt fence and turbidity curtains will be utilized to isolate the effects of adjacent construction activities. No adverse water quality impacts are anticipated as a result of the proposed project.

Dewatering

The existing site has an existing grade elevation of roughly 2.0 to 3.0 NAVD. The soils on-site in some areas have 3 to 4' of muck that will need to be removed. The muck removal and pond earthwork excavation are proposed to be in the wet condition and as such no dewatering is anticipated to occur until after the project's earthwork operations have been completed to a point that trenches for proposed utility and drainage infrastructure are installed. At that time, dewatering shall occur only on-site and shall not occur for a period of longer than 60 days, therefore meeting all requirements for a General Permit by Rule related to dewatering operations.

5.0 Discharge Boundary Condition

The system is proposing a legal positive outfall by connecting to a drainage structure in the adjacent Monterra Development which eventually outfalls into the CBWCD S-18 Canal. The site is limited to a rate at or below an allowable discharge rate of 0.57 cfs which is based on the criteria for the C-11 East Drainage Basin. This legal positive outfall to Monterra's system has been approved by Monterra's CDD, approval letter is attached. Monterra's drainage system is permitted under SFWMD Permit No. 06-04283-P which encompasses 491.67 acres with a peak 25-year/3-day discharge of 5.27 CFS and an allowable discharge of 30.7 CFS. Sienna's peak 25-year/3-day discharge is 0.55 CFS which is not anticipated to significantly affect the functionality of Monterra's overall drainage system.

6.0 Basin Analysis

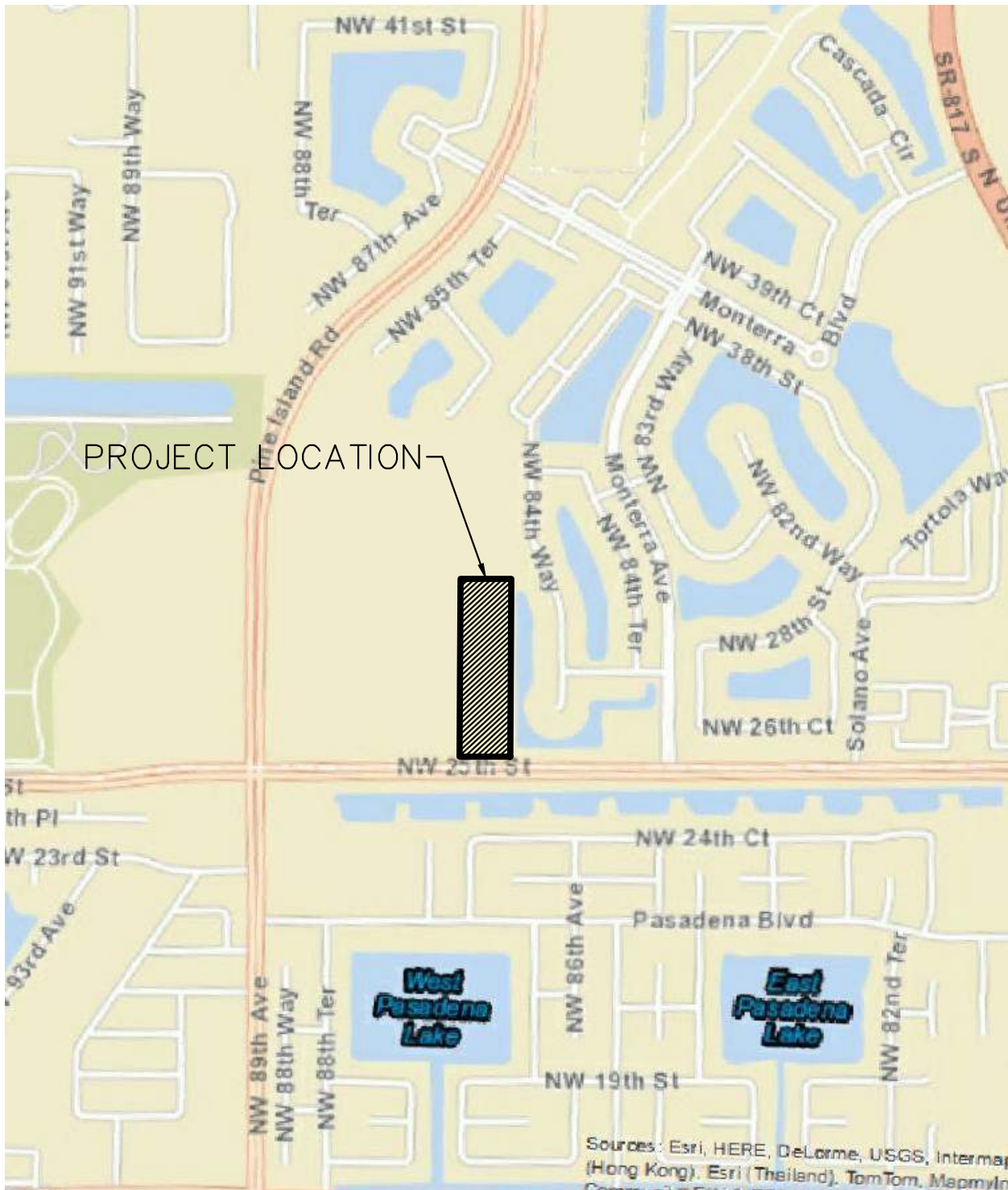
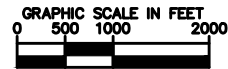
The system was analyzed as one basin with the Cascade software.

7.0 Summary

Peak State Elevation and Discharge Table

ZERO DISCHARGE	STAGE	
10 year-1 day	4.13' NAVD 88	
25 year-3 day	5.11' NAVD 88	
100 year-3 day	6.13' NAVD 88	
FLOOD ROUTING		DISCHARGE
3 year-1 day	3.11' NAVD 88	0.30 cfs
10 year-1 day	4.09' NAVD 88	0.37 cfs
25 year-3 day	5.55' NAVD 88	0.55 cfs
*100 year-3 day	6.28' NAVD 88	0.59 cfs

*This routing was added per request by Central Broward Water Control District



AE

BAPTIST CHURCH
PREPARED FOR
DR HORTON

AERIAL

COOPER CITY

FL

KHA PROJECT
042519008
DATE
APRIL 2015
SCALE AS SHOWN
DESIGNED BY RMM
DRAWN BY RMM
CHECKED BY SCS

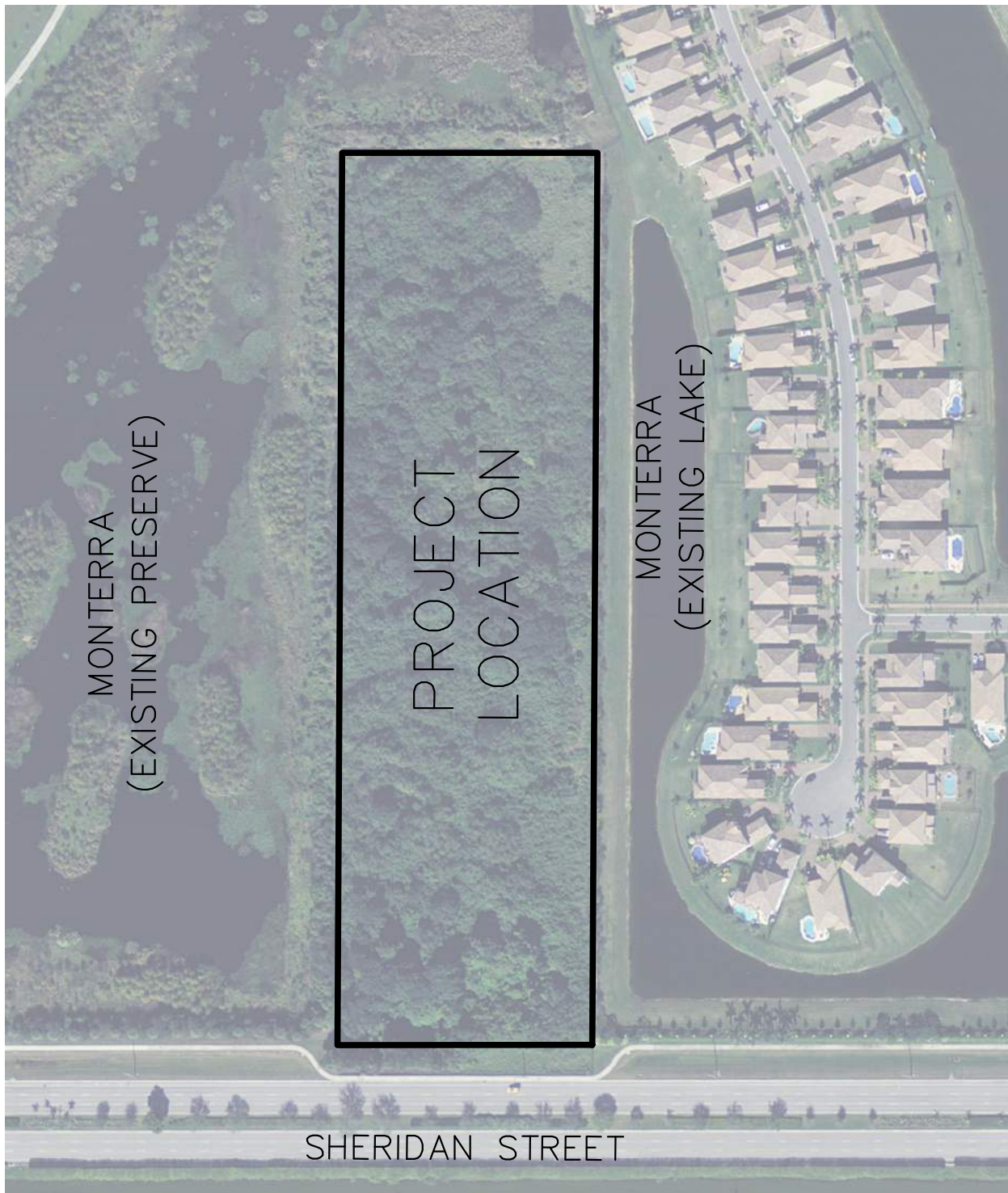
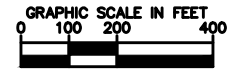
LICENSED PROFESSIONAL

FL LICENSE NUMBER

DATE: _____

Kimley»Horn

© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
1690 S CONGRESS AVE, SUITE 100, DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM CA 00000696



Schaeffer, Suzanne K: \BCD_Civil\042519008 - DR Horton Baptist Church\CADD\Work\Aerial Plan.dwg ----- Plotted: 4/22/2015 4:40:40 PM Saved: 4/22/2015 4:32:49 PM

AE

SHEET NUMBER

BAPTIST CHURCH
PREPARED FOR
DR HORTON

COOPER CITY

FL

AERIAL

KHA PROJECT
042519008
DATE
APRIL 2015
SCALE AS SHOWN
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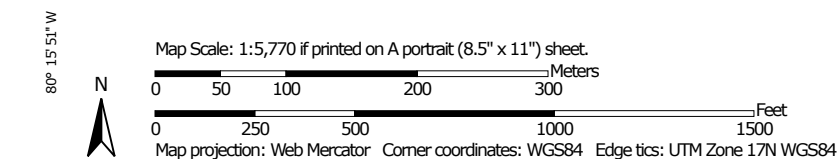
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Soil Map—Broward County, Florida, East Part
(DR Horton Baptist Church)



Soil Map—Broward County, Florida, East Part
(DR Horton Baptist Church)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Broward County, Florida, East Part
Survey Area Data: Version 9, Sep 9, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 11, 2010—Dec 14, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Broward County, Florida, East Part (FL606)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Arents, organic substratum-Urban land complex	10.3	7.0%
4	Basinger fine sand, 0 to 2 percent slopes	15.0	10.3%
17	Immokalee-Urban land complex	27.0	18.5%
18	Lauderhill muck	3.8	2.6%
19	Margate fine sand	12.7	8.7%
29	Pompano fine sand	0.2	0.1%
33	Sanibel muck	77.2	52.8%
Totals for Area of Interest		146.0	100.0%

SIENNA - DR HORTON**COOPER CITY, FLORIDA****42519008.00****SFWMD SURFACE WATER MANAGEMENT CALCULATIONS****1) SITE DATA:**

	<u>ACREAGE</u>	
Building:	1.65	Ac.
Impervious	2.64	Ac.
Lake:	1.39	Ac.
Lake Bank and LME:	0.62	Ac.
Lot Pervious	2.24	Ac.
Common Pervious	0.44	Ac.
TOTAL AREA:	8.98	Ac.

Total Impervious: 5.68
63.25%

Total Pervious: 3.30
36.75%

2) STAGE ELEVATIONS:

<u>Percent:</u>	<u>From:</u>	<u>To:</u>
18.4%	7.00	up
29.4%	4.90	6.50
15.5%	1.40	up
6.9%	1.40	3.40
24.9%	5.00	7.50
4.9%	3.40	5.50
100.0%		

Average Existing Grade: 2.00
Average Proposed Grade: 5.80
Lake, Water Table: 1.40

3) FLOOD AND RAINFALL CRITERIA:

24 Hour Rainfall:

10 Year 8.50 in.
25 Year 9.50 in.
100 Year 13.00 in.

Min. Road Crown: 5.00 NAVD

Min. Floor Elev. : 7.00 NAVD

Maximum Available Soil Storage, SFWMD (#): 3

8.18 in. Coastal (1)
6.75 in. for Flatwoods (2)
5.10 in. for Despressional (3)

Allowable Discharge: 40 CSM for Basin: C-11 EAST

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COOPER CITY, FLORIDA
42519008.00

SFWMD SURFACE WATER MANAGEMENT CALCULATIONS

4) COMPUTE STAGE STORAGE (ac-ft):

Stage:	Lake: In and LME:	Impervious	ot Pervious	mon Pervious	Total:
1.40	0.00	0.00	0.00	0.00	0.00
2.40	1.39	0.16	0.00	0.00	1.55
3.40	2.78	0.62	0.00	0.00	3.40
4.40	4.17	1.24	0.00	0.00	5.51
5.40	5.56	1.86	0.21	0.07	8.12
6.40	6.95	2.48	1.86	0.88	13.02
7.40	8.34	3.10	4.49	2.58	19.81
8.40	9.73	3.72	7.13	4.82	27.13
9.40	11.12	4.34	9.77	7.06	34.46
10.40	12.51	4.96	12.41	9.30	41.79
11.40	13.90	5.58	15.05	11.54	49.12
12.40	15.29	6.20	17.69	13.78	56.45
13.40	16.68	6.82	20.33	16.02	63.78

5) WATER QUALITY:

Greater of the following (5A. & 5B.)

Store the first inch for the entire site or the amount of 2.5 times the percentage of imperviousness.

A. First Inch:

$V = 1 \text{ in.} \times \text{Total Area} \times 1 \text{ ft./12 in.}$

$$\frac{\text{Total (Ac.):}}{8.98} = \frac{V \text{ (ac-ft)}}{0.75}$$

B. 2.5 Times Percent Impervious:

1. Site Area = Total Area - (Lake Area + Bldg. Area):

$$\frac{\text{Total (Ac.):}}{8.98} = \frac{\text{Lake:}}{1.39} + \frac{\text{Bldg.:}}{1.65} = \frac{\text{Site (Ac.):}}{5.94}$$

2. Impervious Area = Site Area - Pervious Area:

$$\frac{\text{Site (Ac.):}}{5.94} = \frac{\text{Pervious:}}{3.30} = \frac{\text{Imperv.:}}{2.64}$$

3. 2.5 in. x Imperv./Site x (Total Area - Lake Area) x 1 ft./12 in.:

$$\frac{\text{Imperv.:}}{2.64} = \frac{V \text{ (ac-ft)}}{0.70}$$

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COOPER CITY, FLORIDA
42519008.00

SFWMD SURFACE WATER MANAGEMENT CALCULATIONS

Therefore, the total required detention is
either the First inch or 2.5 times the percent
impervious, whichever is greater.

The total required detention is:

$$V(t): \quad \underline{\underline{0.75}} \text{ ac-ft}$$

C. Actual Detention/Retention Provided:

1. Detention/Retention must be provided within the water quality depth which is to the height of tl

Water Level:	Weir Elevation	Water Quality Height (ft)
1.40	4.70	3.30

2. Water Quality Volume = Lake Area x Water Quality Height:

Lake Area (ac):	Water Quality Height (ft)	Water Quality Volume (ac-ft)
1.39	3.30	4.59

The provided Water Quality is adequate.

D. Pretreatment:

PRETREATMENT IS NOT REQUIRED - TOTAL IMPERVIOUS LESS THAN 60% PER CBWCD ENGINEERING CRITERIA SECTION 2.05

0.5 inches of "Dry" detention pretreatment is required for sensitive receiving waters and greater than 60% impervious.

1. Compute 0.5 inch of required pretreatment - V(pt):

$$V(pt) = 0.5 \text{ in.} \times (\text{Total Area} - \text{Lake})$$

Total (Ac.):	Lake:	V(pt)=(ac-ft)
8.98	1.39	0.32

2. Compute resulting lake volume (V):

$$V = \text{Total Required Detention} - \text{Pretreatment}$$

V(t):	V(pt):	V=(ac-ft)
0.75	0.32	0.43

3. From the Stage - Storage Curve, the elevation is:

Interpolate Stage between...	1.40	2.40
Interpolate Runoff between...	0.00	1.55

$$\text{Stage: } \underline{\underline{1.68}}$$

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COOPER CITY, FLORIDA
42519008.00

SFWMD SURFACE WATER MANAGEMENT CALCULATIONS

6) RUNOFF (ZERO DISCHARGE):

A. Soil Storage

1. Avg. Depth to Water Table = Avg. Proposed Grade - Water Level:

<u>Avg. Grade:</u>	<u>Water Level:</u>	<u>D=(ft.):</u>
5.80	1.40	4.40

2. Soil Storage (S) = Available Soil Storage x Pervious Area/Total Area:
 (See C-35, SFWMD Vol.IV)

<u>Av. Soil St.</u>	<u>Pervious:</u>	<u>Total (Ac.):</u>	<u>S = (in.):</u>
5.10	3.30	8.98	1.87

B. 100 Yr.-3 Day Storm Event

Finished Floor Elevation: 7.00 NAVD

1. Rainfall - 3 Day Duration (P):

$$P72 = P24 \times 1.359$$

P24 =	13.00 in.
P72 =	17.67 in.

2. Runoff, Q (in.):

$$Q = \{(P - 0.2 \times S)^2\} / (P + 0.8 \times S)$$

<u>P72 (in.):</u>	<u>S = (in.):</u>	<u>Q (in.):</u>
17.67	1.87	15.60

3. Total Runoff Volume, V (ac-ft.):

$$V = Q \times \text{Total Area} \times 1 \text{ ft.} / 12 \text{ in.}$$

<u>Q (in.):</u>	<u>Total (Ac.):</u>	<u>V=(ac-ft.):</u>
15.60	8.98	11.67

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...	5.40	6.40
Interpolate Runoff between...	8.12	13.02

Stage: 6.13

The proposed Finish Floor Elevation is adequate.

SIENNA - DR HORTON
COOPER CITY, FLORIDA
42519008.00

SFWMD SURFACE WATER MANAGEMENT CALCULATIONS

C. 25 Yr.-3 Day Storm Event

1. Rainfall - 3 Day Duration (P):

$$P72 = P24 \times 1.359$$

$$P24 = 9.50 \text{ in.}$$

$$P72 = 12.91 \text{ in.}$$

2. Runoff, Q (in.):

$$Q = \{(P - 0.2 \times S)^2\} / (P + 0.8 \times S)$$

$\frac{P72 \text{ (in.):}}{12.91}$	$\frac{S \text{ (in.):}}{1.87}$	$\frac{Q \text{ (in.):}}{10.91}$
------------------------------------	---------------------------------	----------------------------------

3. Total Runoff Volume, V (ac-ft.):

$$V = Q \times \text{Total Area} \times 1 \text{ ft.} / 12 \text{ in.}$$

$\frac{Q \text{ (in.):}}{10.91}$	$\frac{\text{Total (Ac.):}}{8.98}$	$\frac{V \text{ (ac-ft.):}}{8.16}$
----------------------------------	------------------------------------	------------------------------------

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...	5.40	6.40
------------------------------	------	------

Interpolate Runoff between...	8.12	13.02
-------------------------------	------	-------

Stage: 5.41

D. 10 Yr.-1 Day Storm Event (Minimum Road Grade)

Min. Road Crown Elevation: 5.00 NAVD

1. Rainfall - 1 Day Duration (P):

$$P24 = 8.50 \text{ in.}$$

2. Runoff, Q (in.):

$$Q = \{(P - 0.2 \times S)^2\} / (P + 0.8 \times S)$$

$\frac{P24 \text{ (in.):}}{8.50}$	$\frac{S \text{ (in.):}}{1.87}$	$\frac{Q \text{ (in.):}}{6.60}$
-----------------------------------	---------------------------------	---------------------------------

3. Total Runoff Volume, V (ac-ft.):

$$V = Q \times \text{Total Area} \times 1 \text{ ft.} / 12 \text{ in.}$$

$\frac{Q \text{ (in.):}}{6.60}$	$\frac{\text{Total (Ac.):}}{8.98}$	$\frac{V \text{ (ac-ft.):}}{4.94}$
---------------------------------	------------------------------------	------------------------------------

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...	3.40	4.40
------------------------------	------	------

Interpolate Runoff between...	3.40	5.51
-------------------------------	------	------

Stage: 4.13

The stage is at or below the Minimum Road Crown Elevation.

SIENNA - DR HORTON
COOPER CITY, FLORIDA
42519008.00

SFWMD SURFACE WATER MANAGEMENT CALCULATIONS

8) SUMMARY:

Required Water Quality Storage:	0.75	ac-ft	
Provided Water Quality Storage:	4.59	ac-ft	
Soil Storage:	1.87	in	
Allowable Discharge:	0.57	cfs	256.76

ZERO DISCHARGE

	Stage:	Runoff:
10 Yr.-1 Day Storm:	4.13 NAVD Stage Elevation	4.94 ac-ft
25 Yr.-3 Day Storm:	5.41 NAVD Stage Elevation	8.16 ac-ft
100 Yr.-3 Day Storm:	6.13 NAVD Stage Elevation	11.67 ac-ft

FLOOD ROUTING

	Stage:	Discharge:
10 Yr.-1 Day Storm:	4.09 NAVD Stage Elevation	0.37 cfs Disch.
25 Yr.-3 Day Storm:	5.58 NAVD Stage Elevation	0.55 cfs Disch.

DATE PRINTED:
03-Jun-16

DATE PREPARED:
03-Jun-16
BY: MDM

DATES REVISED:

Project Name: Baptist Church

Reviewer: Mike Spruce

Project Number: 042519008

Period Begin: Jan 01, 2000;0000 hr End: Jan 09, 2000;0800 hr Duration: 200 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Baptist

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 3 year

1 Day Rainfall: 6 inches

Area: 8.98003 acres

Ground Storage: 1.87 inches

Time of Concentration: 0.08 hours

Initial Stage: 1.4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.40	0.00
2.40	1.55
3.40	3.40
4.40	5.51
5.40	8.12
6.40	13.02
7.40	19.81
8.40	27.13

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.40
30.00	1.40
1000.00	1.40

Structure: 1

From Basin: Baptist

To Basin: Offsitel

Structure Type: Gravity

Weir: None

Bleeder: Circular, Invert Elev = 1.4 ft NGVD, Diameter = 0.25 ft

Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6

Pipe: Diameter = 1.5 ft, Manning's n = 0.013, Length = 50 ft

US Invert Elev = -1.9 ft NGVD, DS Invert Elev = -2.08 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.40	1.40
1.00	0.06	0.00	0.00	0.00	1.40	1.40
2.00	0.12	0.00	0.00	0.00	1.40	1.40
3.00	0.19	0.00	0.00	0.00	1.40	1.40
4.00	0.27	0.00	0.00	0.00	1.40	1.40
5.00	0.37	0.00	0.00	0.00	1.40	1.40
6.00	0.50	0.13	0.00	0.00	1.40	1.40
7.00	0.65	0.32	0.00	0.00	1.41	1.40
8.00	0.82	0.55	0.00	0.00	1.44	1.40
9.00	1.03	0.86	0.01	0.00	1.48	1.40
10.00	1.28	1.28	0.03	0.00	1.53	1.40
11.00	1.61	2.18	0.07	0.01	1.62	1.40
12.00	3.94	31.15	0.21	0.02	2.32	1.40
13.00	4.60	3.75	0.26	0.04	2.71	1.40
14.00	4.91	2.28	0.27	0.06	2.82	1.40
15.00	5.10	1.50	0.28	0.08	2.88	1.40
16.00	5.28	1.50	0.28	0.11	2.93	1.40
17.00	5.39	0.91	0.28	0.13	2.97	1.40
18.00	5.50	0.91	0.29	0.15	2.99	1.40

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
19.00	5.60	0.91	0.29	0.18	3.02	1.40
20.00	5.71	0.91	0.29	0.20	3.05	1.40
21.00	5.78	0.61	0.29	0.22	3.06	1.40
22.00	5.86	0.61	0.29	0.25	3.08	1.40
23.00	5.93	0.61	0.30	0.27	3.09	1.40
24.00	6.00	0.61	0.30	0.30	3.11	1.40
25.00	6.00	0.00	0.30	0.32	3.10	1.40
26.00	6.00	0.00	0.30	0.35	3.08	1.40
27.00	6.00	0.00	0.29	0.37	3.07	1.40
28.00	6.00	0.00	0.29	0.40	3.06	1.40
29.00	6.00	0.00	0.29	0.42	3.04	1.40
30.00	6.00	0.00	0.29	0.44	3.03	1.40
31.00	6.00	0.00	0.29	0.47	3.02	1.40
32.00	6.00	0.00	0.29	0.49	3.01	1.40
33.00	6.00	0.00	0.29	0.51	2.99	1.40
34.00	6.00	0.00	0.29	0.54	2.98	1.40
35.00	6.00	0.00	0.28	0.56	2.97	1.40
36.00	6.00	0.00	0.28	0.59	2.95	1.40
37.00	6.00	0.00	0.28	0.61	2.94	1.40
38.00	6.00	0.00	0.28	0.63	2.93	1.40
39.00	6.00	0.00	0.28	0.65	2.92	1.40
40.00	6.00	0.00	0.28	0.68	2.90	1.40
41.00	6.00	0.00	0.28	0.70	2.89	1.40
42.00	6.00	0.00	0.28	0.72	2.88	1.40
43.00	6.00	0.00	0.27	0.75	2.87	1.40
44.00	6.00	0.00	0.27	0.77	2.86	1.40
45.00	6.00	0.00	0.27	0.79	2.84	1.40
46.00	6.00	0.00	0.27	0.81	2.83	1.40
47.00	6.00	0.00	0.27	0.84	2.82	1.40
48.00	6.00	0.00	0.27	0.86	2.81	1.40
49.00	6.00	0.00	0.27	0.88	2.80	1.40
50.00	6.00	0.00	0.27	0.90	2.78	1.40
51.00	6.00	0.00	0.26	0.92	2.77	1.40
52.00	6.00	0.00	0.26	0.95	2.76	1.40
53.00	6.00	0.00	0.26	0.97	2.75	1.40
54.00	6.00	0.00	0.26	0.99	2.74	1.40
55.00	6.00	0.00	0.26	1.01	2.72	1.40
56.00	6.00	0.00	0.26	1.03	2.71	1.40
57.00	6.00	0.00	0.26	1.05	2.70	1.40
58.00	6.00	0.00	0.26	1.07	2.69	1.40
59.00	6.00	0.00	0.25	1.09	2.68	1.40
60.00	6.00	0.00	0.25	1.12	2.67	1.40
61.00	6.00	0.00	0.25	1.14	2.66	1.40
62.00	6.00	0.00	0.25	1.16	2.65	1.40
63.00	6.00	0.00	0.25	1.18	2.63	1.40
64.00	6.00	0.00	0.25	1.20	2.62	1.40
65.00	6.00	0.00	0.25	1.22	2.61	1.40
66.00	6.00	0.00	0.25	1.24	2.60	1.40
67.00	6.00	0.00	0.24	1.26	2.59	1.40
68.00	6.00	0.00	0.24	1.28	2.58	1.40
69.00	6.00	0.00	0.24	1.30	2.57	1.40
70.00	6.00	0.00	0.24	1.32	2.56	1.40
71.00	6.00	0.00	0.24	1.34	2.55	1.40
72.00	6.00	0.00	0.24	1.36	2.54	1.40
73.00	6.00	0.00	0.24	1.38	2.53	1.40
74.00	6.00	0.00	0.24	1.40	2.52	1.40
75.00	6.00	0.00	0.23	1.42	2.50	1.40
76.00	6.00	0.00	0.23	1.44	2.49	1.40
77.00	6.00	0.00	0.23	1.46	2.48	1.40
78.00	6.00	0.00	0.23	1.47	2.47	1.40
79.00	6.00	0.00	0.23	1.49	2.46	1.40
80.00	6.00	0.00	0.23	1.51	2.45	1.40
81.00	6.00	0.00	0.23	1.53	2.44	1.40
82.00	6.00	0.00	0.23	1.55	2.43	1.40
83.00	6.00	0.00	0.22	1.57	2.42	1.40
84.00	6.00	0.00	0.22	1.59	2.41	1.40
85.00	6.00	0.00	0.22	1.61	2.40	1.40
86.00	6.00	0.00	0.22	1.62	2.39	1.40
87.00	6.00	0.00	0.22	1.64	2.38	1.40
88.00	6.00	0.00	0.22	1.66	2.37	1.40
89.00	6.00	0.00	0.22	1.68	2.36	1.40

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
90.00	6.00	0.00	0.21	1.70	2.35	1.40
91.00	6.00	0.00	0.21	1.71	2.33	1.40
92.00	6.00	0.00	0.21	1.73	2.32	1.40
93.00	6.00	0.00	0.21	1.75	2.31	1.40
94.00	6.00	0.00	0.21	1.77	2.30	1.40
95.00	6.00	0.00	0.21	1.78	2.29	1.40
96.00	6.00	0.00	0.21	1.80	2.28	1.40
97.00	6.00	0.00	0.20	1.82	2.27	1.40
98.00	6.00	0.00	0.20	1.83	2.26	1.40
99.00	6.00	0.00	0.20	1.85	2.25	1.40
100.00	6.00	0.00	0.20	1.87	2.24	1.40
101.00	6.00	0.00	0.20	1.88	2.22	1.40
102.00	6.00	0.00	0.20	1.90	2.21	1.40
103.00	6.00	0.00	0.19	1.91	2.20	1.40
104.00	6.00	0.00	0.19	1.93	2.19	1.40
105.00	6.00	0.00	0.19	1.95	2.18	1.40
106.00	6.00	0.00	0.19	1.96	2.17	1.40
107.00	6.00	0.00	0.19	1.98	2.16	1.40
108.00	6.00	0.00	0.19	1.99	2.15	1.40
109.00	6.00	0.00	0.19	2.01	2.14	1.40
110.00	6.00	0.00	0.18	2.02	2.13	1.40
111.00	6.00	0.00	0.18	2.04	2.12	1.40
112.00	6.00	0.00	0.18	2.05	2.11	1.40
113.00	6.00	0.00	0.18	2.07	2.10	1.40
114.00	6.00	0.00	0.18	2.08	2.09	1.40
115.00	6.00	0.00	0.18	2.10	2.08	1.40
116.00	6.00	0.00	0.18	2.11	2.08	1.40
117.00	6.00	0.00	0.17	2.13	2.07	1.40
118.00	6.00	0.00	0.17	2.14	2.06	1.40
119.00	6.00	0.00	0.17	2.16	2.05	1.40
120.00	6.00	0.00	0.17	2.17	2.04	1.40
121.00	6.00	0.00	0.17	2.18	2.03	1.40
122.00	6.00	0.00	0.17	2.20	2.02	1.40
123.00	6.00	0.00	0.16	2.21	2.01	1.40
124.00	6.00	0.00	0.16	2.23	2.00	1.40
125.00	6.00	0.00	0.16	2.24	1.99	1.40
126.00	6.00	0.00	0.16	2.25	1.99	1.40
127.00	6.00	0.00	0.16	2.27	1.98	1.40
128.00	6.00	0.00	0.16	2.28	1.97	1.40
129.00	6.00	0.00	0.16	2.29	1.96	1.40
130.00	6.00	0.00	0.15	2.30	1.95	1.40
131.00	6.00	0.00	0.15	2.32	1.94	1.40
132.00	6.00	0.00	0.15	2.33	1.94	1.40
133.00	6.00	0.00	0.15	2.34	1.93	1.40
134.00	6.00	0.00	0.15	2.35	1.92	1.40
135.00	6.00	0.00	0.15	2.37	1.91	1.40
136.00	6.00	0.00	0.15	2.38	1.90	1.40
137.00	6.00	0.00	0.14	2.39	1.90	1.40
138.00	6.00	0.00	0.14	2.40	1.89	1.40
139.00	6.00	0.00	0.14	2.41	1.88	1.40
140.00	6.00	0.00	0.14	2.43	1.87	1.40
141.00	6.00	0.00	0.14	2.44	1.87	1.40
142.00	6.00	0.00	0.14	2.45	1.86	1.40
143.00	6.00	0.00	0.14	2.46	1.85	1.40
144.00	6.00	0.00	0.13	2.47	1.84	1.40
145.00	6.00	0.00	0.13	2.48	1.84	1.40
146.00	6.00	0.00	0.13	2.49	1.83	1.40
147.00	6.00	0.00	0.13	2.50	1.82	1.40
148.00	6.00	0.00	0.13	2.51	1.82	1.40
149.00	6.00	0.00	0.13	2.52	1.81	1.40
150.00	6.00	0.00	0.12	2.53	1.80	1.40
151.00	6.00	0.00	0.12	2.55	1.80	1.40
152.00	6.00	0.00	0.12	2.56	1.79	1.40
153.00	6.00	0.00	0.12	2.57	1.78	1.40
154.00	6.00	0.00	0.12	2.58	1.78	1.40
155.00	6.00	0.00	0.12	2.58	1.77	1.40
156.00	6.00	0.00	0.12	2.59	1.76	1.40
157.00	6.00	0.00	0.11	2.60	1.76	1.40
158.00	6.00	0.00	0.11	2.61	1.75	1.40
159.00	6.00	0.00	0.11	2.62	1.75	1.40
160.00	6.00	0.00	0.11	2.63	1.74	1.40

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
161.00	6.00	0.00	0.11	2.64	1.74	1.40
162.00	6.00	0.00	0.11	2.65	1.73	1.40
163.00	6.00	0.00	0.11	2.66	1.72	1.40
164.00	6.00	0.00	0.10	2.67	1.72	1.40
165.00	6.00	0.00	0.10	2.68	1.71	1.40
166.00	6.00	0.00	0.10	2.68	1.71	1.40
167.00	6.00	0.00	0.10	2.69	1.70	1.40
168.00	6.00	0.00	0.10	2.70	1.70	1.40
169.00	6.00	0.00	0.10	2.71	1.69	1.40
170.00	6.00	0.00	0.09	2.72	1.69	1.40
171.00	6.00	0.00	0.09	2.72	1.68	1.40
172.00	6.00	0.00	0.09	2.73	1.68	1.40
173.00	6.00	0.00	0.09	2.74	1.67	1.40
174.00	6.00	0.00	0.09	2.75	1.67	1.40
175.00	6.00	0.00	0.09	2.75	1.66	1.40
176.00	6.00	0.00	0.09	2.76	1.66	1.40
177.00	6.00	0.00	0.08	2.77	1.65	1.40
178.00	6.00	0.00	0.08	2.77	1.65	1.40
179.00	6.00	0.00	0.08	2.78	1.64	1.40
180.00	6.00	0.00	0.08	2.79	1.64	1.40
181.00	6.00	0.00	0.07	2.79	1.64	1.40
182.00	6.00	0.00	0.07	2.80	1.63	1.40
183.00	6.00	0.00	0.07	2.81	1.63	1.40
184.00	6.00	0.00	0.07	2.81	1.62	1.40
185.00	6.00	0.00	0.07	2.82	1.62	1.40
186.00	6.00	0.00	0.07	2.82	1.62	1.40
187.00	6.00	0.00	0.06	2.83	1.61	1.40
188.00	6.00	0.00	0.06	2.83	1.61	1.40
189.00	6.00	0.00	0.06	2.84	1.61	1.40
190.00	6.00	0.00	0.06	2.84	1.60	1.40
191.00	6.00	0.00	0.06	2.85	1.60	1.40
192.00	6.00	0.00	0.06	2.85	1.60	1.40
193.00	6.00	0.00	0.06	2.86	1.59	1.40
194.00	6.00	0.00	0.05	2.86	1.59	1.40
195.00	6.00	0.00	0.05	2.87	1.59	1.40
196.00	6.00	0.00	0.05	2.87	1.59	1.40
197.00	6.00	0.00	0.05	2.87	1.58	1.40
198.00	6.00	0.00	0.05	2.88	1.58	1.40
199.00	6.00	0.00	0.05	2.88	1.58	1.40
200.00	6.00	0.00	0.05	2.89	1.58	1.40

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.30	24.20	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Baptist	3.11	24.20	1.40	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Baptist	3.16	0.00	2.89	0.00	0.27	0.00

Project Name: Baptist Church

Reviewer: Mike Spruce

Project Number: 042519008

Period Begin: Jan 01, 2000;0000 hr End: Jan 09, 2000;0800 hr Duration: 200 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Baptist

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 10 year

1 Day Rainfall: 8.5 inches

Area: 8.98003 acres

Ground Storage: 1.87 inches

Time of Concentration: 0.08 hours

Initial Stage: 1.4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.40	0.00
2.40	1.55
3.40	3.40
4.40	5.51
5.40	8.12
6.40	13.02
7.40	19.81
8.40	27.13

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.40
24.00	3.60
30.00	1.40
1000.00	1.40

Structure: 1

From Basin: Baptist

To Basin: Offsitel

Structure Type: Gravity

Weir: None

Bleeder: Circular, Invert Elev = 1.4 ft NGVD, Diameter = 0.25 ft

Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6

Pipe: Diameter = 1.5 ft, Manning's n = 0.013, Length = 50 ft

US Invert Elev = -1.9 ft NGVD, DS Invert Elev = -2.08 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.40	1.40
1.00	0.09	0.00	-0.01	0.00	1.40	1.49
2.00	0.17	0.00	-0.05	0.00	1.40	1.58
3.00	0.27	0.00	-0.09	-0.01	1.41	1.67
4.00	0.38	0.00	-0.12	-0.02	1.41	1.77
5.00	0.53	0.18	-0.14	-0.03	1.42	1.86
6.00	0.71	0.45	-0.15	-0.04	1.45	1.95
7.00	0.92	0.77	-0.17	-0.05	1.49	2.04
8.00	1.16	1.14	-0.18	-0.07	1.55	2.13
9.00	1.45	1.63	-0.18	-0.08	1.63	2.22
10.00	1.81	2.27	-0.18	-0.10	1.75	2.32
11.00	2.29	3.68	-0.17	-0.11	1.92	2.41
12.00	5.58	47.09	0.15	-0.12	2.93	2.50
13.00	6.52	5.54	0.22	-0.10	3.48	2.59
14.00	6.95	3.37	0.23	-0.08	3.63	2.68
15.00	7.23	2.20	0.23	-0.06	3.72	2.77
16.00	7.48	2.21	0.23	-0.04	3.79	2.87
17.00	7.63	1.33	0.22	-0.02	3.84	2.96

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
18.00	7.79	1.33	0.22	-0.01	3.88	3.05
19.00	7.94	1.33	0.21	0.01	3.93	3.14
20.00	8.09	1.33	0.20	0.03	3.97	3.23
21.00	8.19	0.89	0.19	0.04	4.00	3.32
22.00	8.30	0.89	0.18	0.06	4.03	3.42
23.00	8.40	0.89	0.18	0.07	4.06	3.51
24.00	8.50	0.89	0.16	0.09	4.09	3.60
25.00	8.50	0.00	0.22	0.11	4.08	3.23
26.00	8.50	0.00	0.26	0.13	4.07	2.87
27.00	8.50	0.00	0.30	0.15	4.06	2.50
28.00	8.50	0.00	0.33	0.17	4.05	2.13
29.00	8.50	0.00	0.36	0.20	4.04	1.77
30.00	8.50	0.00	0.37	0.23	4.02	1.40
31.00	8.50	0.00	0.37	0.26	4.01	1.40
32.00	8.50	0.00	0.37	0.30	3.99	1.40
33.00	8.50	0.00	0.37	0.33	3.98	1.40
34.00	8.50	0.00	0.37	0.36	3.96	1.40
35.00	8.50	0.00	0.37	0.39	3.95	1.40
36.00	8.50	0.00	0.37	0.42	3.93	1.40
37.00	8.50	0.00	0.37	0.45	3.92	1.40
38.00	8.50	0.00	0.36	0.48	3.91	1.40
39.00	8.50	0.00	0.36	0.51	3.89	1.40
40.00	8.50	0.00	0.36	0.54	3.88	1.40
41.00	8.50	0.00	0.36	0.57	3.86	1.40
42.00	8.50	0.00	0.36	0.60	3.85	1.40
43.00	8.50	0.00	0.36	0.63	3.83	1.40
44.00	8.50	0.00	0.36	0.66	3.82	1.40
45.00	8.50	0.00	0.36	0.69	3.81	1.40
46.00	8.50	0.00	0.36	0.72	3.79	1.40
47.00	8.50	0.00	0.35	0.75	3.78	1.40
48.00	8.50	0.00	0.35	0.77	3.77	1.40
49.00	8.50	0.00	0.35	0.80	3.75	1.40
50.00	8.50	0.00	0.35	0.83	3.74	1.40
51.00	8.50	0.00	0.35	0.86	3.72	1.40
52.00	8.50	0.00	0.35	0.89	3.71	1.40
53.00	8.50	0.00	0.35	0.92	3.70	1.40
54.00	8.50	0.00	0.35	0.95	3.68	1.40
55.00	8.50	0.00	0.35	0.98	3.67	1.40
56.00	8.50	0.00	0.35	1.01	3.66	1.40
57.00	8.50	0.00	0.34	1.03	3.64	1.40
58.00	8.50	0.00	0.34	1.06	3.63	1.40
59.00	8.50	0.00	0.34	1.09	3.62	1.40
60.00	8.50	0.00	0.34	1.12	3.60	1.40
61.00	8.50	0.00	0.34	1.15	3.59	1.40
62.00	8.50	0.00	0.34	1.17	3.58	1.40
63.00	8.50	0.00	0.34	1.20	3.56	1.40
64.00	8.50	0.00	0.34	1.23	3.55	1.40
65.00	8.50	0.00	0.34	1.26	3.54	1.40
66.00	8.50	0.00	0.33	1.29	3.52	1.40
67.00	8.50	0.00	0.33	1.31	3.51	1.40
68.00	8.50	0.00	0.33	1.34	3.50	1.40
69.00	8.50	0.00	0.33	1.37	3.48	1.40
70.00	8.50	0.00	0.33	1.40	3.47	1.40
71.00	8.50	0.00	0.33	1.42	3.46	1.40
72.00	8.50	0.00	0.33	1.45	3.44	1.40
73.00	8.50	0.00	0.33	1.48	3.43	1.40
74.00	8.50	0.00	0.33	1.50	3.42	1.40
75.00	8.50	0.00	0.32	1.53	3.41	1.40
76.00	8.50	0.00	0.32	1.56	3.39	1.40
77.00	8.50	0.00	0.32	1.58	3.38	1.40
78.00	8.50	0.00	0.32	1.61	3.36	1.40
79.00	8.50	0.00	0.32	1.64	3.35	1.40
80.00	8.50	0.00	0.32	1.66	3.34	1.40
81.00	8.50	0.00	0.32	1.69	3.32	1.40
82.00	8.50	0.00	0.32	1.72	3.31	1.40
83.00	8.50	0.00	0.31	1.74	3.29	1.40
84.00	8.50	0.00	0.31	1.77	3.28	1.40
85.00	8.50	0.00	0.31	1.79	3.27	1.40
86.00	8.50	0.00	0.31	1.82	3.25	1.40
87.00	8.50	0.00	0.31	1.84	3.24	1.40
88.00	8.50	0.00	0.31	1.87	3.22	1.40

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
89.00	8.50	0.00	0.31	1.90	3.21	1.40
90.00	8.50	0.00	0.31	1.92	3.20	1.40
91.00	8.50	0.00	0.30	1.95	3.18	1.40
92.00	8.50	0.00	0.30	1.97	3.17	1.40
93.00	8.50	0.00	0.30	2.00	3.16	1.40
94.00	8.50	0.00	0.30	2.02	3.14	1.40
95.00	8.50	0.00	0.30	2.05	3.13	1.40
96.00	8.50	0.00	0.30	2.07	3.12	1.40
97.00	8.50	0.00	0.30	2.10	3.10	1.40
98.00	8.50	0.00	0.30	2.12	3.09	1.40
99.00	8.50	0.00	0.29	2.14	3.08	1.40
100.00	8.50	0.00	0.29	2.17	3.06	1.40
101.00	8.50	0.00	0.29	2.19	3.05	1.40
102.00	8.50	0.00	0.29	2.22	3.04	1.40
103.00	8.50	0.00	0.29	2.24	3.02	1.40
104.00	8.50	0.00	0.29	2.26	3.01	1.40
105.00	8.50	0.00	0.29	2.29	3.00	1.40
106.00	8.50	0.00	0.29	2.31	2.99	1.40
107.00	8.50	0.00	0.28	2.34	2.97	1.40
108.00	8.50	0.00	0.28	2.36	2.96	1.40
109.00	8.50	0.00	0.28	2.38	2.95	1.40
110.00	8.50	0.00	0.28	2.41	2.93	1.40
111.00	8.50	0.00	0.28	2.43	2.92	1.40
112.00	8.50	0.00	0.28	2.45	2.91	1.40
113.00	8.50	0.00	0.28	2.47	2.90	1.40
114.00	8.50	0.00	0.28	2.50	2.89	1.40
115.00	8.50	0.00	0.27	2.52	2.87	1.40
116.00	8.50	0.00	0.27	2.54	2.86	1.40
117.00	8.50	0.00	0.27	2.56	2.85	1.40
118.00	8.50	0.00	0.27	2.59	2.84	1.40
119.00	8.50	0.00	0.27	2.61	2.82	1.40
120.00	8.50	0.00	0.27	2.63	2.81	1.40
121.00	8.50	0.00	0.27	2.65	2.80	1.40
122.00	8.50	0.00	0.27	2.68	2.79	1.40
123.00	8.50	0.00	0.26	2.70	2.78	1.40
124.00	8.50	0.00	0.26	2.72	2.76	1.40
125.00	8.50	0.00	0.26	2.74	2.75	1.40
126.00	8.50	0.00	0.26	2.76	2.74	1.40
127.00	8.50	0.00	0.26	2.78	2.73	1.40
128.00	8.50	0.00	0.26	2.81	2.72	1.40
129.00	8.50	0.00	0.26	2.83	2.71	1.40
130.00	8.50	0.00	0.26	2.85	2.70	1.40
131.00	8.50	0.00	0.25	2.87	2.68	1.40
132.00	8.50	0.00	0.25	2.89	2.67	1.40
133.00	8.50	0.00	0.25	2.91	2.66	1.40
134.00	8.50	0.00	0.25	2.93	2.65	1.40
135.00	8.50	0.00	0.25	2.95	2.64	1.40
136.00	8.50	0.00	0.25	2.97	2.63	1.40
137.00	8.50	0.00	0.25	2.99	2.62	1.40
138.00	8.50	0.00	0.25	3.01	2.61	1.40
139.00	8.50	0.00	0.24	3.03	2.59	1.40
140.00	8.50	0.00	0.24	3.05	2.58	1.40
141.00	8.50	0.00	0.24	3.07	2.57	1.40
142.00	8.50	0.00	0.24	3.09	2.56	1.40
143.00	8.50	0.00	0.24	3.11	2.55	1.40
144.00	8.50	0.00	0.24	3.13	2.54	1.40
145.00	8.50	0.00	0.24	3.15	2.53	1.40
146.00	8.50	0.00	0.24	3.17	2.52	1.40
147.00	8.50	0.00	0.23	3.19	2.51	1.40
148.00	8.50	0.00	0.23	3.21	2.50	1.40
149.00	8.50	0.00	0.23	3.23	2.49	1.40
150.00	8.50	0.00	0.23	3.25	2.48	1.40
151.00	8.50	0.00	0.23	3.27	2.47	1.40
152.00	8.50	0.00	0.23	3.29	2.46	1.40
153.00	8.50	0.00	0.23	3.31	2.45	1.40
154.00	8.50	0.00	0.23	3.33	2.44	1.40
155.00	8.50	0.00	0.22	3.34	2.43	1.40
156.00	8.50	0.00	0.22	3.36	2.42	1.40
157.00	8.50	0.00	0.22	3.38	2.41	1.40
158.00	8.50	0.00	0.22	3.40	2.40	1.40
159.00	8.50	0.00	0.22	3.42	2.38	1.40

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
160.00	8.50	0.00	0.22	3.44	2.37	1.40
161.00	8.50	0.00	0.22	3.45	2.36	1.40
162.00	8.50	0.00	0.21	3.47	2.35	1.40
163.00	8.50	0.00	0.21	3.49	2.34	1.40
164.00	8.50	0.00	0.21	3.51	2.33	1.40
165.00	8.50	0.00	0.21	3.52	2.32	1.40
166.00	8.50	0.00	0.21	3.54	2.31	1.40
167.00	8.50	0.00	0.21	3.56	2.29	1.40
168.00	8.50	0.00	0.21	3.58	2.28	1.40
169.00	8.50	0.00	0.20	3.59	2.27	1.40
170.00	8.50	0.00	0.20	3.61	2.26	1.40
171.00	8.50	0.00	0.20	3.63	2.25	1.40
172.00	8.50	0.00	0.20	3.64	2.24	1.40
173.00	8.50	0.00	0.20	3.66	2.23	1.40
174.00	8.50	0.00	0.20	3.68	2.22	1.40
175.00	8.50	0.00	0.20	3.69	2.21	1.40
176.00	8.50	0.00	0.19	3.71	2.20	1.40
177.00	8.50	0.00	0.19	3.72	2.19	1.40
178.00	8.50	0.00	0.19	3.74	2.18	1.40
179.00	8.50	0.00	0.19	3.75	2.17	1.40
180.00	8.50	0.00	0.19	3.77	2.16	1.40
181.00	8.50	0.00	0.19	3.79	2.15	1.40
182.00	8.50	0.00	0.18	3.80	2.14	1.40
183.00	8.50	0.00	0.18	3.82	2.13	1.40
184.00	8.50	0.00	0.18	3.83	2.12	1.40
185.00	8.50	0.00	0.18	3.85	2.11	1.40
186.00	8.50	0.00	0.18	3.86	2.10	1.40
187.00	8.50	0.00	0.18	3.88	2.09	1.40
188.00	8.50	0.00	0.18	3.89	2.08	1.40
189.00	8.50	0.00	0.17	3.91	2.07	1.40
190.00	8.50	0.00	0.17	3.92	2.06	1.40
191.00	8.50	0.00	0.17	3.93	2.05	1.40
192.00	8.50	0.00	0.17	3.95	2.04	1.40
193.00	8.50	0.00	0.17	3.96	2.03	1.40
194.00	8.50	0.00	0.17	3.98	2.02	1.40
195.00	8.50	0.00	0.17	3.99	2.02	1.40
196.00	8.50	0.00	0.16	4.00	2.01	1.40
197.00	8.50	0.00	0.16	4.02	2.00	1.40
198.00	8.50	0.00	0.16	4.03	1.99	1.40
199.00	8.50	0.00	0.16	4.04	1.98	1.40
200.00	8.50	0.00	0.16	4.06	1.97	1.40

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.37	29.80	-0.18	8.80

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Baptist	4.09	24.20	1.40	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Baptist	4.94	0.00	4.05	0.00	0.89	0.00

Project Name: Baptist Church

Reviewer: Mike Spruce

Project Number: 042519008

Period Begin: Jan 01, 2000;0000 hr End: Jan 09, 2000;0800 hr Duration: 200 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Baptist

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 12.9 inches

Area: 8.98003 acres

Ground Storage: 1.87 inches

Time of Concentration: 0.08 hours

Initial Stage: 1.4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.40	0.00
2.40	1.55
3.40	3.40
4.40	5.51
5.40	8.12
6.40	13.02
7.40	19.81
8.40	27.13

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.40
76.20	4.81
90.00	1.40
1000.00	1.40

Structure: 1

From Basin: Baptist

To Basin: Offsitel

Structure Type: Gravity

Weir: None

Bleeder: Circular, Invert Elev = 1.4 ft NGVD, Diameter = 0.27 ft

Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6

Pipe: Diameter = 1.5 ft, Manning's n = 0.013, Length = 52 ft

US Invert Elev = -2.08 ft NGVD, DS Invert Elev = -4.67 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.40	1.40
1.00	0.06	0.00	0.00	0.00	1.40	1.44
2.00	0.12	0.00	-0.01	0.00	1.40	1.49
3.00	0.17	0.00	-0.03	0.00	1.40	1.53
4.00	0.23	0.00	-0.05	-0.01	1.40	1.58
5.00	0.29	0.00	-0.07	-0.01	1.41	1.62
6.00	0.35	0.00	-0.10	-0.02	1.41	1.67
7.00	0.40	0.01	-0.12	-0.03	1.42	1.71
8.00	0.46	0.04	-0.13	-0.04	1.43	1.76
9.00	0.52	0.07	-0.14	-0.05	1.44	1.80
10.00	0.58	0.09	-0.15	-0.06	1.45	1.85
11.00	0.64	0.12	-0.16	-0.08	1.46	1.89
12.00	0.69	0.14	-0.17	-0.09	1.48	1.94
13.00	0.75	0.16	-0.18	-0.10	1.50	1.98
14.00	0.81	0.18	-0.19	-0.12	1.51	2.03
15.00	0.87	0.19	-0.20	-0.14	1.54	2.07
16.00	0.92	0.21	-0.21	-0.15	1.56	2.12
17.00	0.98	0.22	-0.21	-0.17	1.58	2.16

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
18.00	1.04	0.24	-0.21	-0.19	1.60	2.21
19.00	1.10	0.25	-0.22	-0.21	1.63	2.25
20.00	1.15	0.26	-0.22	-0.22	1.65	2.30
21.00	1.21	0.27	-0.22	-0.24	1.68	2.34
22.00	1.27	0.28	-0.23	-0.26	1.71	2.38
23.00	1.33	0.29	-0.23	-0.28	1.73	2.43
24.00	1.39	0.30	-0.23	-0.30	1.76	2.47
25.00	1.47	0.46	-0.23	-0.32	1.80	2.52
26.00	1.55	0.47	-0.24	-0.34	1.83	2.56
27.00	1.64	0.49	-0.24	-0.36	1.87	2.61
28.00	1.72	0.50	-0.24	-0.38	1.91	2.65
29.00	1.81	0.52	-0.24	-0.40	1.95	2.70
30.00	1.89	0.53	-0.24	-0.42	1.99	2.74
31.00	1.98	0.54	-0.24	-0.44	2.03	2.79
32.00	2.06	0.55	-0.24	-0.46	2.08	2.83
33.00	2.14	0.56	-0.24	-0.48	2.12	2.88
34.00	2.23	0.57	-0.24	-0.50	2.16	2.92
35.00	2.31	0.58	-0.24	-0.52	2.20	2.97
36.00	2.40	0.59	-0.24	-0.54	2.25	3.01
37.00	2.48	0.59	-0.24	-0.56	2.29	3.06
38.00	2.57	0.60	-0.24	-0.58	2.34	3.10
39.00	2.65	0.61	-0.24	-0.60	2.38	3.15
40.00	2.73	0.61	-0.24	-0.62	2.42	3.19
41.00	2.82	0.62	-0.24	-0.64	2.46	3.23
42.00	2.90	0.62	-0.24	-0.66	2.50	3.28
43.00	2.99	0.63	-0.24	-0.68	2.54	3.32
44.00	3.07	0.63	-0.25	-0.70	2.58	3.37
45.00	3.15	0.64	-0.25	-0.72	2.62	3.41
46.00	3.24	0.64	-0.25	-0.74	2.66	3.46
47.00	3.32	0.65	-0.25	-0.76	2.70	3.50
48.00	3.41	0.65	-0.25	-0.78	2.74	3.55
49.00	3.50	0.74	-0.25	-0.80	2.78	3.59
50.00	3.60	0.74	-0.25	-0.82	2.82	3.64
51.00	3.71	0.90	-0.25	-0.84	2.87	3.68
52.00	3.83	1.05	-0.25	-0.86	2.93	3.73
53.00	4.00	1.37	-0.24	-0.88	3.00	3.77
54.00	4.20	1.68	-0.24	-0.90	3.08	3.82
55.00	4.43	2.01	-0.23	-0.92	3.17	3.86
56.00	4.71	2.34	-0.22	-0.94	3.28	3.91
57.00	5.03	2.84	-0.20	-0.95	3.41	3.95
58.00	5.43	3.50	-0.19	-0.97	3.54	4.00
59.00	5.96	5.14	-0.16	-0.98	3.72	4.04
60.00	9.63	55.85	0.21	-0.98	4.67	4.09
61.00	10.69	6.40	0.28	-0.96	5.14	4.13
62.00	11.17	3.87	0.29	-0.94	5.27	4.17
63.00	11.48	2.53	0.29	-0.92	5.35	4.22
64.00	11.76	2.53	0.30	-0.89	5.41	4.26
65.00	11.93	1.52	0.29	-0.87	5.44	4.31
66.00	12.10	1.52	0.29	-0.84	5.46	4.35
67.00	12.27	1.52	0.29	-0.82	5.48	4.40
68.00	12.44	1.52	0.28	-0.80	5.50	4.44
69.00	12.56	1.01	0.28	-0.77	5.51	4.49
70.00	12.67	1.01	0.27	-0.75	5.52	4.53
71.00	12.79	1.01	0.27	-0.73	5.54	4.58
72.00	12.90	1.01	0.27	-0.70	5.55	4.62
73.00	12.90	0.00	0.26	-0.68	5.55	4.67
74.00	12.90	0.00	0.25	-0.66	5.54	4.71
75.00	12.90	0.00	0.24	-0.64	5.54	4.76
76.00	12.90	0.00	0.24	-0.62	5.53	4.80
77.00	12.90	0.00	0.26	-0.60	5.53	4.61
78.00	12.90	0.00	0.30	-0.58	5.53	4.37
79.00	12.90	0.00	0.33	-0.55	5.52	4.12
80.00	12.90	0.00	0.35	-0.52	5.51	3.87
81.00	12.90	0.00	0.38	-0.49	5.51	3.62
82.00	12.90	0.00	0.40	-0.46	5.50	3.38
83.00	12.90	0.00	0.42	-0.43	5.49	3.13
84.00	12.90	0.00	0.44	-0.39	5.49	2.88
85.00	12.90	0.00	0.46	-0.35	5.48	2.64
86.00	12.90	0.00	0.48	-0.31	5.47	2.39
87.00	12.90	0.00	0.50	-0.27	5.46	2.14
88.00	12.90	0.00	0.52	-0.23	5.45	1.89

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
89.00	12.90	0.00	0.54	-0.19	5.45	1.65
90.00	12.90	0.00	0.54	-0.14	5.44	1.40
91.00	12.90	0.00	0.54	-0.10	5.43	1.40
92.00	12.90	0.00	0.54	-0.05	5.42	1.40
93.00	12.90	0.00	0.54	-0.01	5.41	1.40
94.00	12.90	0.00	0.54	0.04	5.40	1.40
95.00	12.90	0.00	0.54	0.08	5.38	1.40
96.00	12.90	0.00	0.54	0.13	5.37	1.40
97.00	12.90	0.00	0.54	0.17	5.35	1.40
98.00	12.90	0.00	0.54	0.22	5.33	1.40
99.00	12.90	0.00	0.54	0.26	5.31	1.40
100.00	12.90	0.00	0.53	0.31	5.30	1.40
101.00	12.90	0.00	0.53	0.35	5.28	1.40
102.00	12.90	0.00	0.53	0.39	5.26	1.40
103.00	12.90	0.00	0.53	0.44	5.25	1.40
104.00	12.90	0.00	0.53	0.48	5.23	1.40
105.00	12.90	0.00	0.53	0.53	5.21	1.40
106.00	12.90	0.00	0.53	0.57	5.20	1.40
107.00	12.90	0.00	0.53	0.61	5.18	1.40
108.00	12.90	0.00	0.53	0.66	5.16	1.40
109.00	12.90	0.00	0.52	0.70	5.15	1.40
110.00	12.90	0.00	0.52	0.74	5.13	1.40
111.00	12.90	0.00	0.52	0.79	5.11	1.40
112.00	12.90	0.00	0.52	0.83	5.10	1.40
113.00	12.90	0.00	0.52	0.87	5.08	1.40
114.00	12.90	0.00	0.52	0.91	5.06	1.40
115.00	12.90	0.00	0.52	0.96	5.05	1.40
116.00	12.90	0.00	0.52	1.00	5.03	1.40
117.00	12.90	0.00	0.51	1.04	5.02	1.40
118.00	12.90	0.00	0.51	1.08	5.00	1.40
119.00	12.90	0.00	0.51	1.13	4.98	1.40
120.00	12.90	0.00	0.51	1.17	4.97	1.40
121.00	12.90	0.00	0.51	1.21	4.95	1.40
122.00	12.90	0.00	0.51	1.25	4.93	1.40
123.00	12.90	0.00	0.51	1.30	4.92	1.40
124.00	12.90	0.00	0.51	1.34	4.90	1.40
125.00	12.90	0.00	0.50	1.38	4.89	1.40
126.00	12.90	0.00	0.50	1.42	4.87	1.40
127.00	12.90	0.00	0.50	1.46	4.85	1.40
128.00	12.90	0.00	0.50	1.50	4.84	1.40
129.00	12.90	0.00	0.50	1.55	4.82	1.40
130.00	12.90	0.00	0.50	1.59	4.81	1.40
131.00	12.90	0.00	0.50	1.63	4.79	1.40
132.00	12.90	0.00	0.50	1.67	4.78	1.40
133.00	12.90	0.00	0.50	1.71	4.76	1.40
134.00	12.90	0.00	0.49	1.75	4.74	1.40
135.00	12.90	0.00	0.49	1.79	4.73	1.40
136.00	12.90	0.00	0.49	1.83	4.71	1.40
137.00	12.90	0.00	0.49	1.87	4.70	1.40
138.00	12.90	0.00	0.49	1.91	4.68	1.40
139.00	12.90	0.00	0.49	1.95	4.67	1.40
140.00	12.90	0.00	0.49	1.99	4.65	1.40
141.00	12.90	0.00	0.49	2.03	4.64	1.40
142.00	12.90	0.00	0.48	2.07	4.62	1.40
143.00	12.90	0.00	0.48	2.11	4.60	1.40
144.00	12.90	0.00	0.48	2.15	4.59	1.40
145.00	12.90	0.00	0.48	2.19	4.57	1.40
146.00	12.90	0.00	0.48	2.23	4.56	1.40
147.00	12.90	0.00	0.48	2.27	4.54	1.40
148.00	12.90	0.00	0.48	2.31	4.53	1.40
149.00	12.90	0.00	0.48	2.35	4.51	1.40
150.00	12.90	0.00	0.47	2.39	4.50	1.40
151.00	12.90	0.00	0.47	2.43	4.48	1.40
152.00	12.90	0.00	0.47	2.47	4.47	1.40
153.00	12.90	0.00	0.47	2.51	4.45	1.40
154.00	12.90	0.00	0.47	2.55	4.44	1.40
155.00	12.90	0.00	0.47	2.59	4.42	1.40
156.00	12.90	0.00	0.47	2.62	4.41	1.40
157.00	12.90	0.00	0.47	2.66	4.39	1.40
158.00	12.90	0.00	0.46	2.70	4.37	1.40
159.00	12.90	0.00	0.46	2.74	4.36	1.40

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
160.00	12.90	0.00	0.46	2.78	4.34	1.40
161.00	12.90	0.00	0.46	2.82	4.32	1.40
162.00	12.90	0.00	0.46	2.85	4.30	1.40
163.00	12.90	0.00	0.46	2.89	4.28	1.40
164.00	12.90	0.00	0.46	2.93	4.27	1.40
165.00	12.90	0.00	0.45	2.97	4.25	1.40
166.00	12.90	0.00	0.45	3.00	4.23	1.40
167.00	12.90	0.00	0.45	3.04	4.21	1.40
168.00	12.90	0.00	0.45	3.08	4.20	1.40
169.00	12.90	0.00	0.45	3.12	4.18	1.40
170.00	12.90	0.00	0.45	3.15	4.16	1.40
171.00	12.90	0.00	0.45	3.19	4.14	1.40
172.00	12.90	0.00	0.44	3.23	4.13	1.40
173.00	12.90	0.00	0.44	3.26	4.11	1.40
174.00	12.90	0.00	0.44	3.30	4.09	1.40
175.00	12.90	0.00	0.44	3.34	4.07	1.40
176.00	12.90	0.00	0.44	3.37	4.06	1.40
177.00	12.90	0.00	0.44	3.41	4.04	1.40
178.00	12.90	0.00	0.43	3.44	4.02	1.40
179.00	12.90	0.00	0.43	3.48	4.01	1.40
180.00	12.90	0.00	0.43	3.52	3.99	1.40
181.00	12.90	0.00	0.43	3.55	3.97	1.40
182.00	12.90	0.00	0.43	3.59	3.95	1.40
183.00	12.90	0.00	0.43	3.62	3.94	1.40
184.00	12.90	0.00	0.43	3.66	3.92	1.40
185.00	12.90	0.00	0.42	3.69	3.90	1.40
186.00	12.90	0.00	0.42	3.73	3.89	1.40
187.00	12.90	0.00	0.42	3.76	3.87	1.40
188.00	12.90	0.00	0.42	3.80	3.85	1.40
189.00	12.90	0.00	0.42	3.83	3.84	1.40
190.00	12.90	0.00	0.42	3.87	3.82	1.40
191.00	12.90	0.00	0.42	3.90	3.81	1.40
192.00	12.90	0.00	0.41	3.94	3.79	1.40
193.00	12.90	0.00	0.41	3.97	3.77	1.40
194.00	12.90	0.00	0.41	4.00	3.76	1.40
195.00	12.90	0.00	0.41	4.04	3.74	1.40
196.00	12.90	0.00	0.41	4.07	3.73	1.40
197.00	12.90	0.00	0.41	4.10	3.71	1.40
198.00	12.90	0.00	0.41	4.14	3.69	1.40
199.00	12.90	0.00	0.40	4.17	3.68	1.40
200.00	12.90	0.00	0.40	4.20	3.66	1.40

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.54	89.60	-0.25	50.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Baptist	5.55	72.20	1.40	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Baptist	8.15	0.00	4.20	0.00	3.95	0.00

Project Name: Baptist Church

Reviewer: Mike Spruce

Project Number: 042519008

Period Begin: Jan 01, 2000;0000 hr End: Jan 09, 2000;0800 hr Duration: 200 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Baptist

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 17.67 inches

Area: 8.98003 acres

Ground Storage: 1.87 inches

Time of Concentration: 0.08 hours

Initial Stage: 1.4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.40	0.00
2.40	1.55
3.40	3.40
4.40	5.51
5.40	8.12
6.40	13.02
7.40	19.81
8.40	27.13

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.40
72.13	5.37
90.00	1.40
1000.00	1.40

Structure: 1

From Basin: Baptist

To Basin: Offsitel

Structure Type: Gravity

Weir: None

Bleeder: Circular, Invert Elev = 1.4 ft NGVD, Diameter = 0.27 ft

Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6

Pipe: Diameter = 1.5 ft, Manning's n = 0.013, Length = 52 ft

US Invert Elev = -2.08 ft NGVD, DS Invert Elev = -4.67 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.40	1.40
1.00	0.08	0.00	-0.01	0.00	1.40	1.46
2.00	0.16	0.00	-0.02	0.00	1.40	1.51
3.00	0.24	0.00	-0.04	0.00	1.40	1.57
4.00	0.32	0.00	-0.07	-0.01	1.41	1.62
5.00	0.40	0.01	-0.10	-0.02	1.41	1.68
6.00	0.47	0.07	-0.12	-0.03	1.42	1.73
7.00	0.55	0.11	-0.14	-0.04	1.43	1.79
8.00	0.63	0.16	-0.15	-0.05	1.45	1.84
9.00	0.71	0.20	-0.17	-0.06	1.46	1.90
10.00	0.79	0.23	-0.18	-0.08	1.48	1.95
11.00	0.87	0.27	-0.19	-0.09	1.51	2.01
12.00	0.95	0.29	-0.20	-0.11	1.53	2.06
13.00	1.03	0.32	-0.21	-0.12	1.56	2.12
14.00	1.11	0.34	-0.21	-0.14	1.59	2.17
15.00	1.19	0.37	-0.21	-0.16	1.62	2.23
16.00	1.27	0.39	-0.22	-0.18	1.65	2.28
17.00	1.34	0.40	-0.22	-0.20	1.68	2.34

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
18.00	1.42	0.42	-0.23	-0.21	1.72	2.39
19.00	1.50	0.44	-0.23	-0.23	1.75	2.45
20.00	1.58	0.45	-0.23	-0.25	1.79	2.50
21.00	1.66	0.46	-0.24	-0.27	1.82	2.56
22.00	1.74	0.48	-0.24	-0.29	1.86	2.61
23.00	1.82	0.49	-0.24	-0.31	1.90	2.67
24.00	1.90	0.50	-0.24	-0.33	1.94	2.72
25.00	2.01	0.75	-0.24	-0.35	1.99	2.78
26.00	2.13	0.76	-0.24	-0.37	2.04	2.83
27.00	2.24	0.78	-0.24	-0.39	2.10	2.89
28.00	2.36	0.80	-0.24	-0.41	2.15	2.94
29.00	2.48	0.81	-0.24	-0.43	2.21	3.00
30.00	2.59	0.82	-0.24	-0.45	2.27	3.05
31.00	2.71	0.84	-0.24	-0.47	2.32	3.11
32.00	2.82	0.85	-0.24	-0.49	2.38	3.16
33.00	2.94	0.86	-0.24	-0.51	2.43	3.22
34.00	3.05	0.87	-0.24	-0.53	2.48	3.27
35.00	3.17	0.88	-0.25	-0.55	2.53	3.33
36.00	3.28	0.88	-0.25	-0.57	2.58	3.38
37.00	3.40	0.89	-0.25	-0.59	2.63	3.44
38.00	3.51	0.90	-0.25	-0.61	2.68	3.49
39.00	3.63	0.90	-0.25	-0.64	2.74	3.55
40.00	3.74	0.91	-0.25	-0.66	2.79	3.60
41.00	3.86	0.92	-0.25	-0.68	2.84	3.66
42.00	3.98	0.92	-0.25	-0.70	2.89	3.71
43.00	4.09	0.93	-0.25	-0.72	2.94	3.77
44.00	4.21	0.93	-0.25	-0.74	3.00	3.82
45.00	4.32	0.94	-0.25	-0.76	3.05	3.88
46.00	4.44	0.94	-0.25	-0.78	3.10	3.93
47.00	4.55	0.94	-0.25	-0.80	3.16	3.99
48.00	4.67	0.95	-0.25	-0.82	3.21	4.04
49.00	4.80	1.07	-0.25	-0.84	3.27	4.10
50.00	4.93	1.08	-0.25	-0.86	3.33	4.15
51.00	5.08	1.30	-0.25	-0.88	3.40	4.21
52.00	5.25	1.52	-0.25	-0.90	3.46	4.26
53.00	5.47	1.96	-0.24	-0.92	3.54	4.32
54.00	5.75	2.41	-0.24	-0.94	3.64	4.37
55.00	6.07	2.87	-0.23	-0.96	3.75	4.43
56.00	6.45	3.33	-0.21	-0.98	3.88	4.48
57.00	6.89	4.02	-0.19	-1.00	4.04	4.54
58.00	7.44	4.95	-0.17	-1.01	4.23	4.59
59.00	8.17	7.24	-0.12	-1.02	4.45	4.65
60.00	13.20	77.59	0.25	-1.02	5.51	4.70
61.00	14.64	8.85	0.29	-1.00	5.85	4.76
62.00	15.30	5.35	0.29	-0.97	5.96	4.81
63.00	15.72	3.49	0.30	-0.95	6.02	4.87
64.00	16.11	3.49	0.30	-0.92	6.07	4.92
65.00	16.34	2.10	0.29	-0.90	6.11	4.98
66.00	16.58	2.10	0.29	-0.87	6.14	5.03
67.00	16.81	2.10	0.29	-0.85	6.17	5.09
68.00	17.05	2.10	0.28	-0.83	6.20	5.14
69.00	17.20	1.40	0.28	-0.80	6.22	5.20
70.00	17.36	1.40	0.27	-0.78	6.24	5.25
71.00	17.51	1.40	0.27	-0.76	6.25	5.31
72.00	17.67	1.40	0.26	-0.74	6.27	5.36
73.00	17.67	0.00	0.29	-0.71	6.27	5.18
74.00	17.67	0.00	0.32	-0.69	6.27	4.95
75.00	17.67	0.00	0.34	-0.66	6.26	4.73
76.00	17.67	0.00	0.36	-0.63	6.26	4.51
77.00	17.67	0.00	0.39	-0.60	6.25	4.29
78.00	17.67	0.00	0.41	-0.57	6.24	4.07
79.00	17.67	0.00	0.43	-0.53	6.24	3.84
80.00	17.67	0.00	0.45	-0.50	6.23	3.62
81.00	17.67	0.00	0.46	-0.46	6.22	3.40
82.00	17.67	0.00	0.48	-0.42	6.21	3.18
83.00	17.67	0.00	0.50	-0.38	6.20	2.96
84.00	17.67	0.00	0.51	-0.34	6.20	2.73
85.00	17.67	0.00	0.53	-0.30	6.19	2.51
86.00	17.67	0.00	0.54	-0.25	6.18	2.29
87.00	17.67	0.00	0.56	-0.20	6.17	2.07
88.00	17.67	0.00	0.57	-0.16	6.16	1.84

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
89.00	17.67	0.00	0.59	-0.11	6.15	1.62
90.00	17.67	0.00	0.59	-0.06	6.14	1.40
91.00	17.67	0.00	0.59	-0.01	6.13	1.40
92.00	17.67	0.00	0.59	0.04	6.12	1.40
93.00	17.67	0.00	0.59	0.09	6.11	1.40
94.00	17.67	0.00	0.59	0.13	6.10	1.40
95.00	17.67	0.00	0.59	0.18	6.09	1.40
96.00	17.67	0.00	0.59	0.23	6.08	1.40
97.00	17.67	0.00	0.59	0.28	6.07	1.40
98.00	17.67	0.00	0.59	0.33	6.06	1.40
99.00	17.67	0.00	0.59	0.38	6.05	1.40
100.00	17.67	0.00	0.59	0.43	6.04	1.40
101.00	17.67	0.00	0.58	0.47	6.03	1.40
102.00	17.67	0.00	0.58	0.52	6.02	1.40
103.00	17.67	0.00	0.58	0.57	6.01	1.40
104.00	17.67	0.00	0.58	0.62	6.00	1.40
105.00	17.67	0.00	0.58	0.67	5.99	1.40
106.00	17.67	0.00	0.58	0.71	5.98	1.40
107.00	17.67	0.00	0.58	0.76	5.97	1.40
108.00	17.67	0.00	0.58	0.81	5.96	1.40
109.00	17.67	0.00	0.58	0.86	5.95	1.40
110.00	17.67	0.00	0.58	0.91	5.94	1.40
111.00	17.67	0.00	0.58	0.95	5.93	1.40
112.00	17.67	0.00	0.58	1.00	5.92	1.40
113.00	17.67	0.00	0.58	1.05	5.91	1.40
114.00	17.67	0.00	0.58	1.10	5.90	1.40
115.00	17.67	0.00	0.58	1.14	5.89	1.40
116.00	17.67	0.00	0.57	1.19	5.88	1.40
117.00	17.67	0.00	0.57	1.24	5.87	1.40
118.00	17.67	0.00	0.57	1.29	5.86	1.40
119.00	17.67	0.00	0.57	1.33	5.85	1.40
120.00	17.67	0.00	0.57	1.38	5.84	1.40
121.00	17.67	0.00	0.57	1.43	5.84	1.40
122.00	17.67	0.00	0.57	1.48	5.83	1.40
123.00	17.67	0.00	0.57	1.52	5.82	1.40
124.00	17.67	0.00	0.57	1.57	5.81	1.40
125.00	17.67	0.00	0.57	1.62	5.80	1.40
126.00	17.67	0.00	0.57	1.66	5.79	1.40
127.00	17.67	0.00	0.57	1.71	5.78	1.40
128.00	17.67	0.00	0.57	1.76	5.77	1.40
129.00	17.67	0.00	0.57	1.81	5.76	1.40
130.00	17.67	0.00	0.57	1.85	5.75	1.40
131.00	17.67	0.00	0.57	1.90	5.74	1.40
132.00	17.67	0.00	0.56	1.95	5.73	1.40
133.00	17.67	0.00	0.56	1.99	5.72	1.40
134.00	17.67	0.00	0.56	2.04	5.71	1.40
135.00	17.67	0.00	0.56	2.09	5.70	1.40
136.00	17.67	0.00	0.56	2.13	5.69	1.40
137.00	17.67	0.00	0.56	2.18	5.68	1.40
138.00	17.67	0.00	0.56	2.22	5.67	1.40
139.00	17.67	0.00	0.56	2.27	5.66	1.40
140.00	17.67	0.00	0.56	2.32	5.65	1.40
141.00	17.67	0.00	0.56	2.36	5.64	1.40
142.00	17.67	0.00	0.56	2.41	5.64	1.40
143.00	17.67	0.00	0.56	2.46	5.63	1.40
144.00	17.67	0.00	0.56	2.50	5.62	1.40
145.00	17.67	0.00	0.56	2.55	5.61	1.40
146.00	17.67	0.00	0.56	2.59	5.60	1.40
147.00	17.67	0.00	0.56	2.64	5.59	1.40
148.00	17.67	0.00	0.55	2.69	5.58	1.40
149.00	17.67	0.00	0.55	2.73	5.57	1.40
150.00	17.67	0.00	0.55	2.78	5.56	1.40
151.00	17.67	0.00	0.55	2.82	5.55	1.40
152.00	17.67	0.00	0.55	2.87	5.54	1.40
153.00	17.67	0.00	0.55	2.91	5.53	1.40
154.00	17.67	0.00	0.55	2.96	5.52	1.40
155.00	17.67	0.00	0.55	3.00	5.51	1.40
156.00	17.67	0.00	0.55	3.05	5.50	1.40
157.00	17.67	0.00	0.55	3.10	5.50	1.40
158.00	17.67	0.00	0.55	3.14	5.49	1.40
159.00	17.67	0.00	0.55	3.19	5.48	1.40

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
160.00	17.67	0.00	0.55	3.23	5.47	1.40
161.00	17.67	0.00	0.55	3.28	5.46	1.40
162.00	17.67	0.00	0.55	3.32	5.45	1.40
163.00	17.67	0.00	0.54	3.37	5.44	1.40
164.00	17.67	0.00	0.54	3.41	5.43	1.40
165.00	17.67	0.00	0.54	3.46	5.42	1.40
166.00	17.67	0.00	0.54	3.50	5.41	1.40
167.00	17.67	0.00	0.54	3.55	5.40	1.40
168.00	17.67	0.00	0.54	3.59	5.39	1.40
169.00	17.67	0.00	0.54	3.64	5.37	1.40
170.00	17.67	0.00	0.54	3.68	5.35	1.40
171.00	17.67	0.00	0.54	3.72	5.34	1.40
172.00	17.67	0.00	0.54	3.77	5.32	1.40
173.00	17.67	0.00	0.54	3.81	5.30	1.40
174.00	17.67	0.00	0.53	3.86	5.29	1.40
175.00	17.67	0.00	0.53	3.90	5.27	1.40
176.00	17.67	0.00	0.53	3.95	5.25	1.40
177.00	17.67	0.00	0.53	3.99	5.24	1.40
178.00	17.67	0.00	0.53	4.03	5.22	1.40
179.00	17.67	0.00	0.53	4.08	5.20	1.40
180.00	17.67	0.00	0.53	4.12	5.19	1.40
181.00	17.67	0.00	0.53	4.16	5.17	1.40
182.00	17.67	0.00	0.52	4.21	5.15	1.40
183.00	17.67	0.00	0.52	4.25	5.14	1.40
184.00	17.67	0.00	0.52	4.29	5.12	1.40
185.00	17.67	0.00	0.52	4.34	5.10	1.40
186.00	17.67	0.00	0.52	4.38	5.09	1.40
187.00	17.67	0.00	0.52	4.42	5.07	1.40
188.00	17.67	0.00	0.52	4.47	5.05	1.40
189.00	17.67	0.00	0.52	4.51	5.04	1.40
190.00	17.67	0.00	0.51	4.55	5.02	1.40
191.00	17.67	0.00	0.51	4.59	5.00	1.40
192.00	17.67	0.00	0.51	4.64	4.99	1.40
193.00	17.67	0.00	0.51	4.68	4.97	1.40
194.00	17.67	0.00	0.51	4.72	4.96	1.40
195.00	17.67	0.00	0.51	4.76	4.94	1.40
196.00	17.67	0.00	0.51	4.80	4.92	1.40
197.00	17.67	0.00	0.51	4.85	4.91	1.40
198.00	17.67	0.00	0.51	4.89	4.89	1.40
199.00	17.67	0.00	0.50	4.93	4.88	1.40
200.00	17.67	0.00	0.50	4.97	4.86	1.40

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.59	89.40	-0.25	48.00

BASIN MAXIMUM AND MINIMUM STAGES

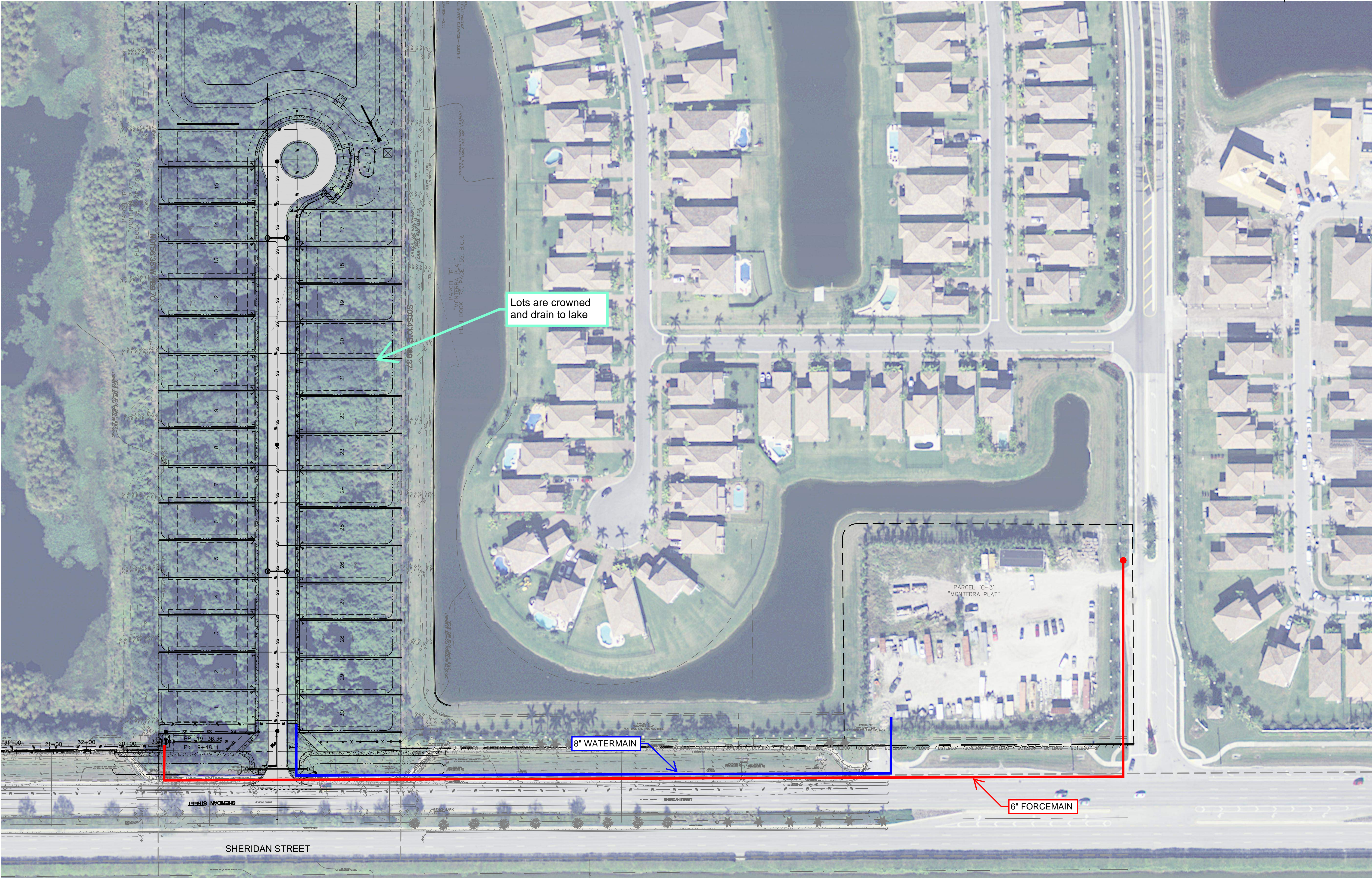
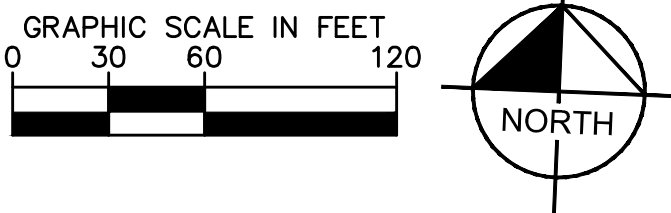
Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Baptist	6.28	72.20	1.40	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Baptist	11.68	0.00	4.97	0.00	6.71	0.00

EXHIBIT "C"

B.C.H.C.E.D. #160825001



Plotted By: Enstrom, Jack Sheet: SIENNA Layout: C-303 OVERALL OFF-SITE UTILITIES PLAN CONCEPT May 30, 2018 10:21:32am K:\VAB-LDEVA\Sienna - Mattamy\CAD\PlanSheets\C-303 OFF-SITE UTILITIES PLAN AND PROFILE.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PERMIT SET
MUST BE ON JOBSITE AT ALL
TIMES DURING CONSTRUCTION

NOTE:
APPROVAL OF THIS PLAN DOES NOT
CONSTITUTE A PERMIT FOR CONSTRUCTION.
A PERMIT FOR CONSTRUCTION MUST BE OBTAINED
FROM THE BROWARD COUNTY HIGHWAY
CONSTRUCTION AND ENGINEERING DIVISION PRIOR TO
COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT
OF WAY.

NOTICE
INSPECTION REQUIRED
24 HRS. PRIOR TO COMMENCING ANY WORK IN THE
PUBLIC R/W CONTACT THE BROWARD COUNTY
HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
AT 954-577-4600 FOR INSPECTION

ALL MATERIALS USED AND INSTALLATIONS
WITHIN THE PUBLIC RIGHT OF WAY OR
EASEMENTS SHALL BE IN ACCORDANCE WITH
BROWARD COUNTY HIGHWAY CONSTRUCTION AND
ENGINEERING DIVISION SPECIFICATIONS.

BROWARD COUNTY HIGHWAY CONSTRUCTION AND
ENGINEERING DIVISION
☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS
☐ PUBLIC RIGHT OF WAY APPROVAL FOR
PAVING, GRADING AND DRAINAGE
BY: _____ DATE: _____
DOES NOT INCLUDE APPROVAL
OF PAVEMENT MARKING AND SIGNS

SIENNA
PREPARED FOR
MATTAMY HOMES

COOPER CITY

OVERALL OFF-SITE
UTILITIES PLAN

KHA PROJECT
042519008
DATE
APRIL 2018
SCALE AS SHOWN
DESIGNED BY MDM
DRAWN BY MDM
CHECKED BY _____

LICENSED PROFESSIONAL
KIMAN F. HUSAINY, P.E.
FL LICENSE NUMBER
75481

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-963-8175
WWW.KIMLEY-HORN.COM CA 00000696

PERMIT CONDITIONS
CBWCD COMMENTS
PERMIT CONDITIONS
CBWCD COMMENTS

9-21-2016 JRF
11-14-2016 JRF
11-16-2016 JRF
1-11-2017 JRF

REVISIONS
No. DATE BY

SHEET NUMBER
C-303

Twelfth Order of Business

12C.

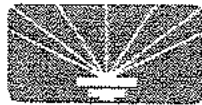
Monterra Community Development District

Request for items approval

Item	Location	Budget Line	Estimate 1	Estimate 2	Estimate 3	Budget
Palm Trees Replacement (removal)	Various Locations around Monterra		Brightview \$85,23.06	Tropical Touch Garden Center	JBK Trees	546149.53960.5040
Tree Replacement	Various Locations around Monterra		Brightview \$39,756.40	Tropical Touch Garden Center	JBK Trees	TBD
Annuals	Clubhouse, Pine Island, Sheridan & University entrances		Brightview \$4,593	Tropical Touch \$8,150	N/A	546339.53960.5040 546339.53960.5045 546339.53960.5055 546339.53960.5065
Cameras Addition	Stirling Pedestrian Gate, Linear park pedestrian gate by La Costa, Vista del Prado pedestrian gates, Vista del Sol playground		Integrated \$44,300	ECS \$39,630	N/A	546963.53950.5055
Cameras Surveillance	Various Locations		Integrated/Kent	ECS \$700 (per week 56 hours 11pm-7am)	N/A	534203.51320.5055

12Ci.

Palm Tree replacement



RESEARCH IRRIGATION, INC.
 18506 116TH WAY • # 11 • MIAMI, FLORIDA 33179
 PHONE: 305-863-9390 • FAX: 305-863-9021

PROPOSAL

PROPOSAL SUBMITTED TO: MONTERA CDD		PHONE 954-374-9936	DATE 8/8/2018
STREET: 8451 MONTERA BLVD.		JOB NAME MONTERA COMMUNITY	
CITY, STATE, ZIP CODE COOPER CITY, FL 33024		JOB LOCATION	
ATTENTION: Maria Mihailovschi	EMAIL: mmihailovschi@castlegroup.com	NOTE	

We hereby submit specifications and estimates for:

BUBBLERS FOR ROYAL PALM TREES

ROYAL PALMS (suggested is 2 bubblers per tree) @ \$100.00 per tree installed = \$ 100.00

(IF ONLY 1 BUBBLER IS NEEDED = \$50.00 per bubbler installed)

PARTS AND LABOR INCLUDE:

- TIE INTO EXISTING IRRIGATION LINE AT RESIDENCE
- INSTALL PIPE TO NEW TREE
- INSTALL BUBBLER(S)
- SOD RESTORATION & CLEAN UP

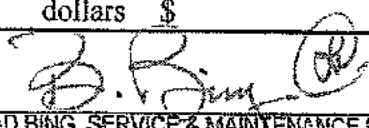
We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

dollars \$

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature


BRAD BING, SERVICE & MAINTENANCE MANAGER

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal—

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined as above.

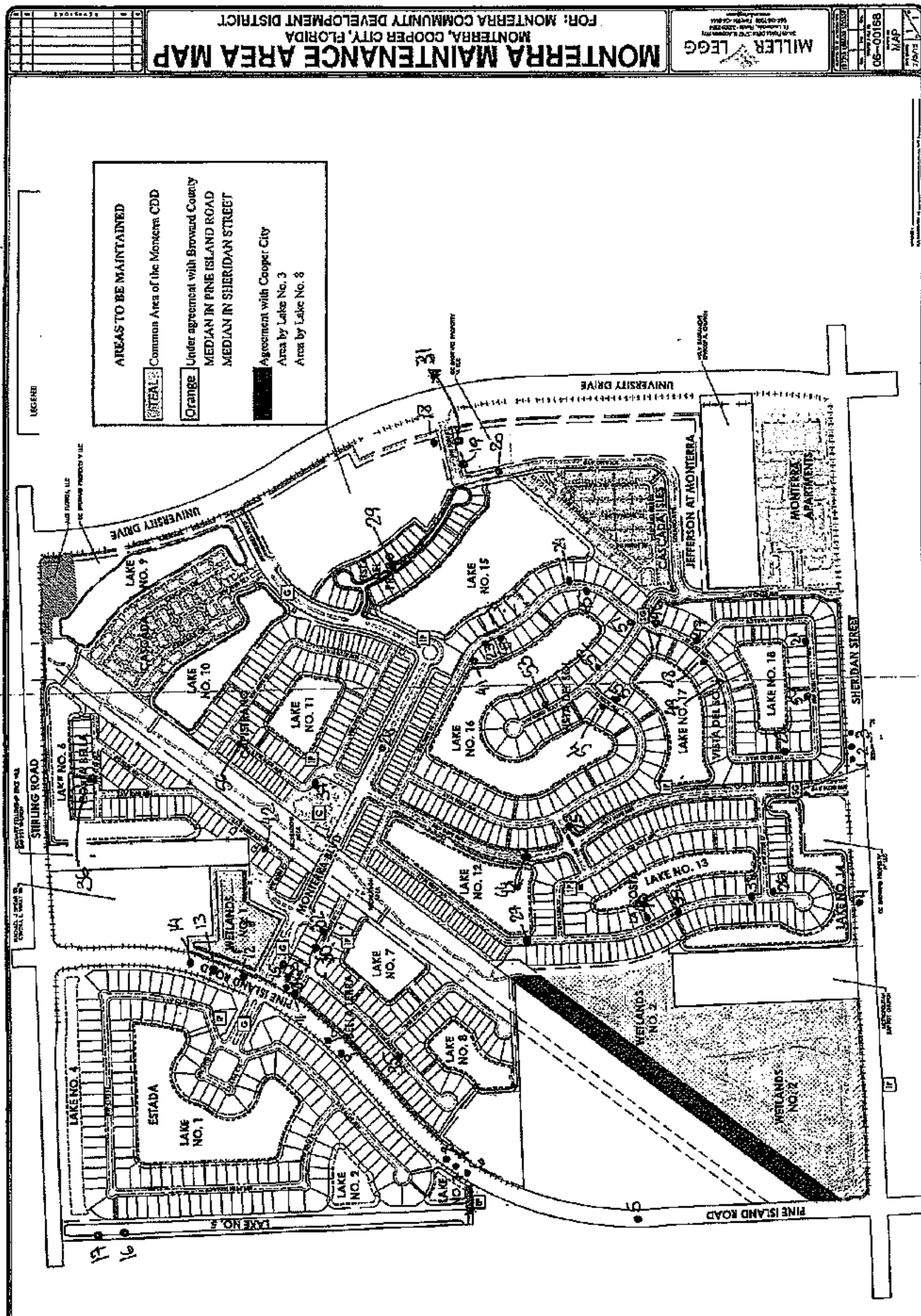
Signature _____

Signature _____

Signature _____

Palm Trees to be replaced list (the ones with the * next to it the palm dead palm needs to be removed)

- 1 to 4- Sheridan Street (1,2 & 4 need to be removed*)
- 5 to 10- Pine Island Rd. median (6-10 need to be removed*)
- 11- Pine Island Rd. and Monterra corner
- 12 to 14- Pine Island Rd. median between Monterra entrance to Stirling Rd.
- 15- Pine Island Rd. and Monterra corner
- 16 to 17- Estada by lake 5*
- 18- University Dr.*
- 19 to 20- Solano Ave.*
- 21- 8327 NW 26 Court
- 22- 2695 NW 83rd Way
- 23- 3624 NW 82 Terr
- 24-3679 NW 82 Terr
- 25- NW 32nd Court (Vista del Sol entrance)
- 26-Corner of NW 27th Street & NW 84th Way
- 27- 3310 NW 84 Way
- 28- Monterra Blvd median
- 29-3785 NW 82 Dr.
- 30-8546 NW 38 St.*
- 31- Solano Ave close to University*
- 32-8573 NW 38 St.*
- 33- End of NW 38 St.*.
- 34- End of NW 38 St.*
- 35- 3678 NW 85 Terr.
- 36- 8543 NW 41 St.
- 37- Behind the Clubhouse in Capistrano
- 38- 2727 NW 84 Way
- 39- 2990 NW 84 Way
- 40-3097 NW 84 Way
- 41- 3684 NW 82 Terr.
- 42- 3938 NW 85 Ave.
- 43- 3584 NW 82 Terr.
- 44- Taramea (median btw Monterra and VDS entrance)*
- 45- 3324 NW 82 Terr.
- 46- 8266 NW 28 St.
- 47- 8286 NW 28 St.
- 48- 8337 NW 28 St.
- 49- 8347 NW 28 St.
- 50- 8355 NW 26 Ct.
- 51- 2841 NW 82 Way
- 52- 2971 NW 82 Way
- 53- 3131 NW 82 Way
- 54- 8283 NW 30 St.
- 55- 8284 NW 30 St.
- 56- 3982 NW 84 Way



Proposal for Extra Work at Monterra Community Developmen

Property Name	Monterra Community Developmen	Contact	MARIA Mihailovschi
Property Address	8451 Monterra Boulevard Cooper City , FL 33024	To	Monterra Community Development District
		Billing Address	210 N University Dr Ste 702 Coral Springs , FL 33071

Project Name Monterra Community Development

Project Description Plant Replacement

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
2.00	EACH	Japanese Blueberry 9-10' Ht. 24,25	\$750	\$1,500.00
6.00	EACH	Live Oak 12-14' Ht. 1,2,9,10,31,32	\$762.82	\$4,576.92
13.00	EACH	Copper Leaf Plant 7 Gal. 3	\$32.05	\$416.67
15.00	EACH	Japanese Fern 8-10' OA 4, 5X2,11X3,12X3,13X2,19X4	\$750	\$11,250.00
1.00	EACH	Bismarckia 25'OA 33	\$4,807.69	\$4,807.69
56.00	EACH	Royal Palm 10-12 GW 1-56	\$1,346.15	\$75,384.60
18.00	EACH	Removal of Existing Royal Palm 1-4,6-10,16-20,30-34	\$557.69	\$10,038.46
3.00	EACH	Orange Geiger 10-12' 20X3	\$480.77	\$1,442.31
1.00	EACH	Royal Poinciana 12-14' Ht. 21	\$705.13	\$705.13
2.00	EACH	Removal of Royal Poinciana 21,23	\$1,217.95	\$2,435.90
2.00	EACH	Pigeon Plum 11-12' OA 22	\$685.90	\$1,371.79
5.00	EACH	Queen Crape Myrtle 10-12' Ht. 14X3,15,26	\$621.79	\$3,108.97
3.00	EACH	Gumbo Limbo 10-12' HT. 6.7.8	\$673.08	\$2,019.23
1.00	EACH	Bird of Paradise White 15 Gal 27	\$89.74	\$89.74
6.00	EACH	Southern Magnolia 30 gal. 28X3, 29X2, 30	\$467.95	\$2,807.69
4.00	EACH	Ligustrum Tree 8' Ht. 34X2, 35, 36	\$621.79	\$2,487.18
1.00	EACH	Mahogany 12' HT 21	\$737.18	\$737.18

For internal use only

SO# 6704479
JOB# 353700050
Service Line 130

Total Price \$125,179.46

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
440 Sawgrass Corporate Parkway, Suite 10, Sunrise, FL 33325 ph. fax

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.
14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
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Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

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Customer

General Manager

Signature

Title

MARIA Mihailovschi

August 08, 2018

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager

Signature

Title

Michael Anthony Ruggie

August 08, 2018

Printed Name

Date

Job #: 353700050

Proposed Price: \$125,179.46

SO # 6704479

12Cii

Tree Replacement

Clubhouse



1 Parking lot Island: Oak (12-14' ht.)

2 Parking lot Island: Oak (12-14' ht.)

3 Small trees hedges to cover A/C equipment: x 13 copper plant (7 gal) or other thick hedge

4 Pool area to match the tree on the other side: Japanese fern (8-10' OA)

5 Remove and replace the 2 oaks with Japanese Fern x 2 (8-10'OA)

Solano



6 Solano Ave: Gumbo limbo (12-14' ht.)

7 Solano Ave: Gumbo limbo (12-14' ht.)

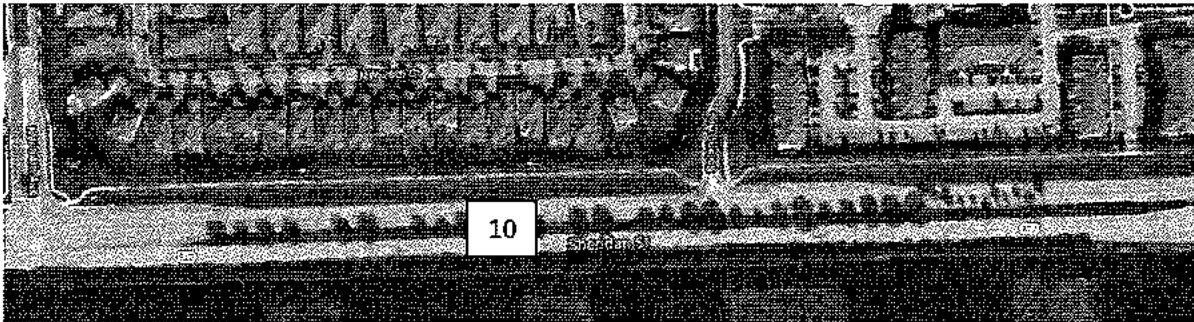
8 Solano Ave: Gumbo limbo (12-14' ht.)

Solano towards Sheridan



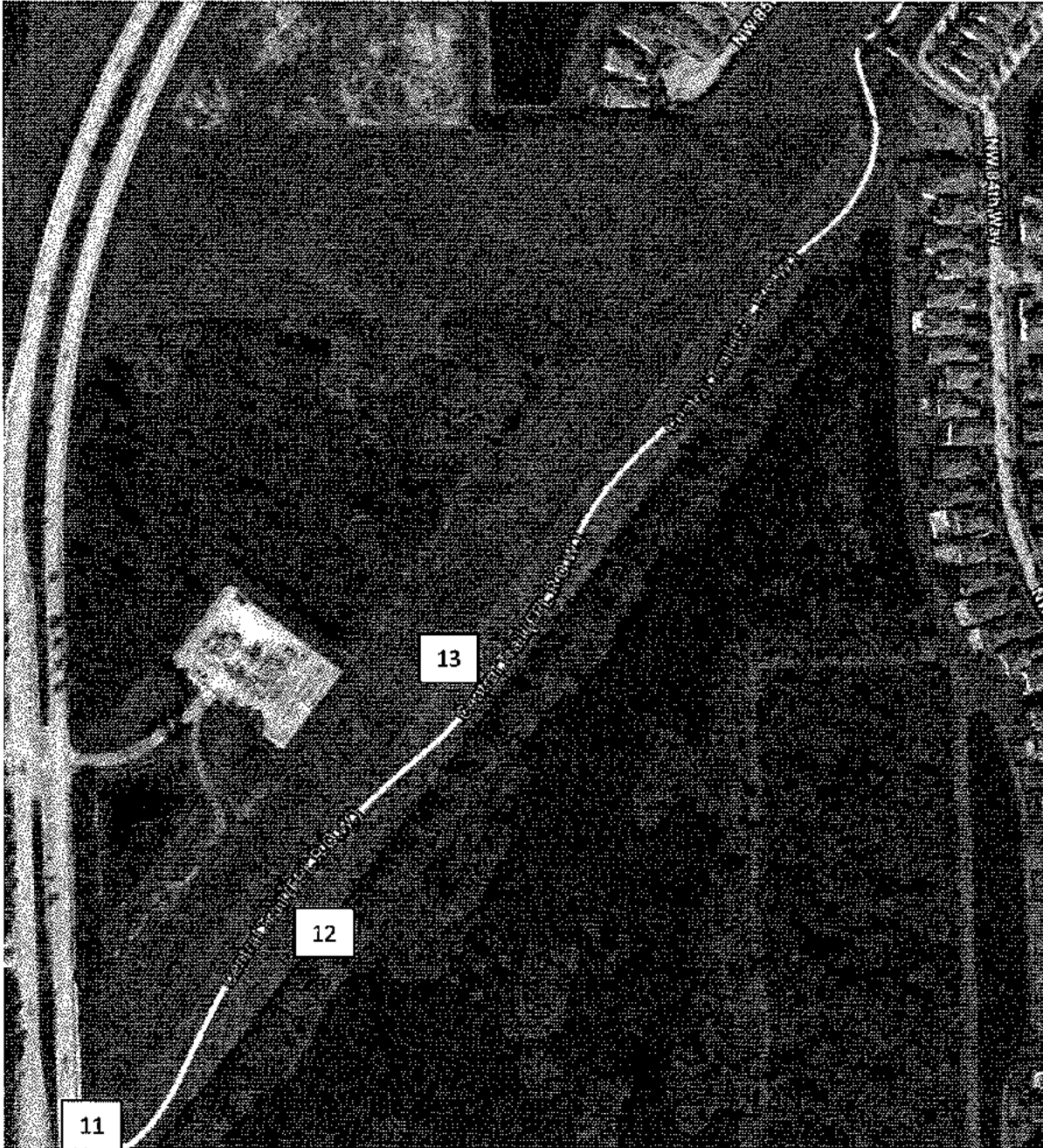
9 Solano Ave. by Vista del Sol playground: Oak (12-14' ht.)

Sheridan St



10 Sheridan St. median: Oak (12-14" ht.)

FPL easement outside between La Costa Playground and Pine Island.



11- 1 st bench on the left closest to Pine Island: x3 trees around the bench can be cypress, ligustrum or japanese fern (10-12' ht.)

12- 2nd bench on the right from Pine Island: x3 trees around the bench can be cypress, ligustrum or japanese fern (10-12' ht.)

13- 3rd bench on the left from Pine Island: x2 trees around the bench can be cypress, ligustrum or japanese fern (10-12 ht.)

Pine Island Median



14 Pine Island median close to the FPL easement: x 3 Queen Crape Myrtle (10-12' ht.)

15 Pine Island median : x1 Queen Crape Myrtle (10-12' ht.)

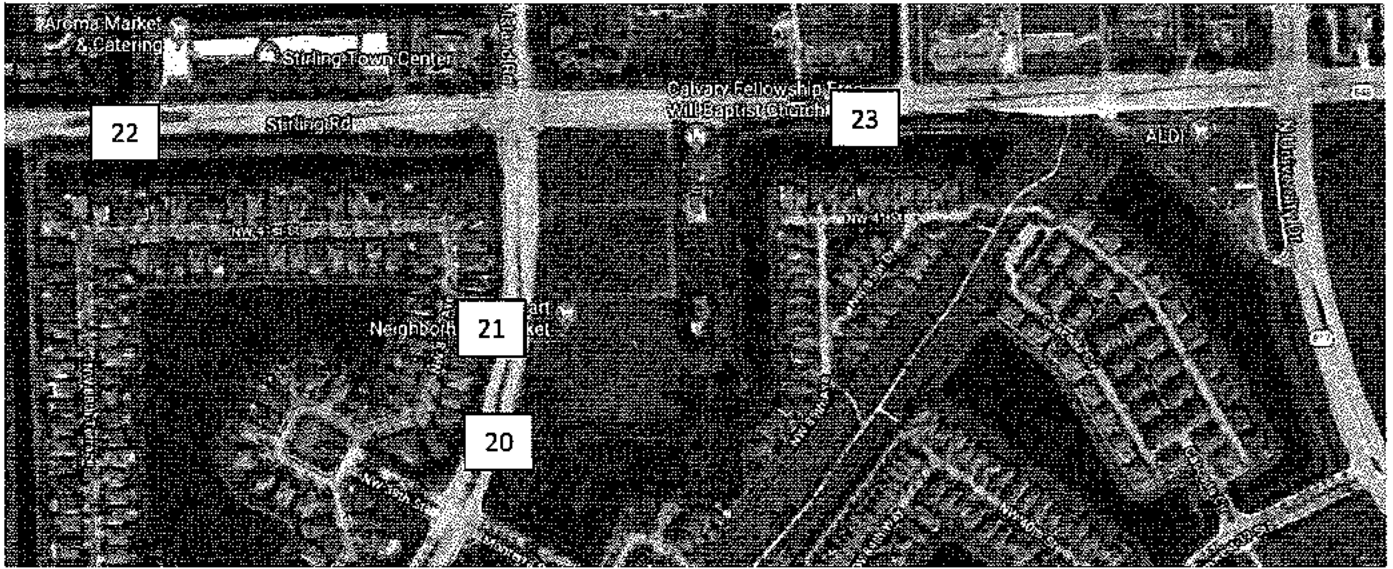
~~16 Remove 3 dead palm trees and add 3~~ see Palm trees list

~~17 Remove 1 dead palm tree and replace~~ see Palm trees list

~~18 Remove 1 dead palm tree and replace~~ see Palm trees list

19 Pine Island median close to the entrance: x 4 Japanese Fern (8-10" OA)

Pine Island and Stirling Rd



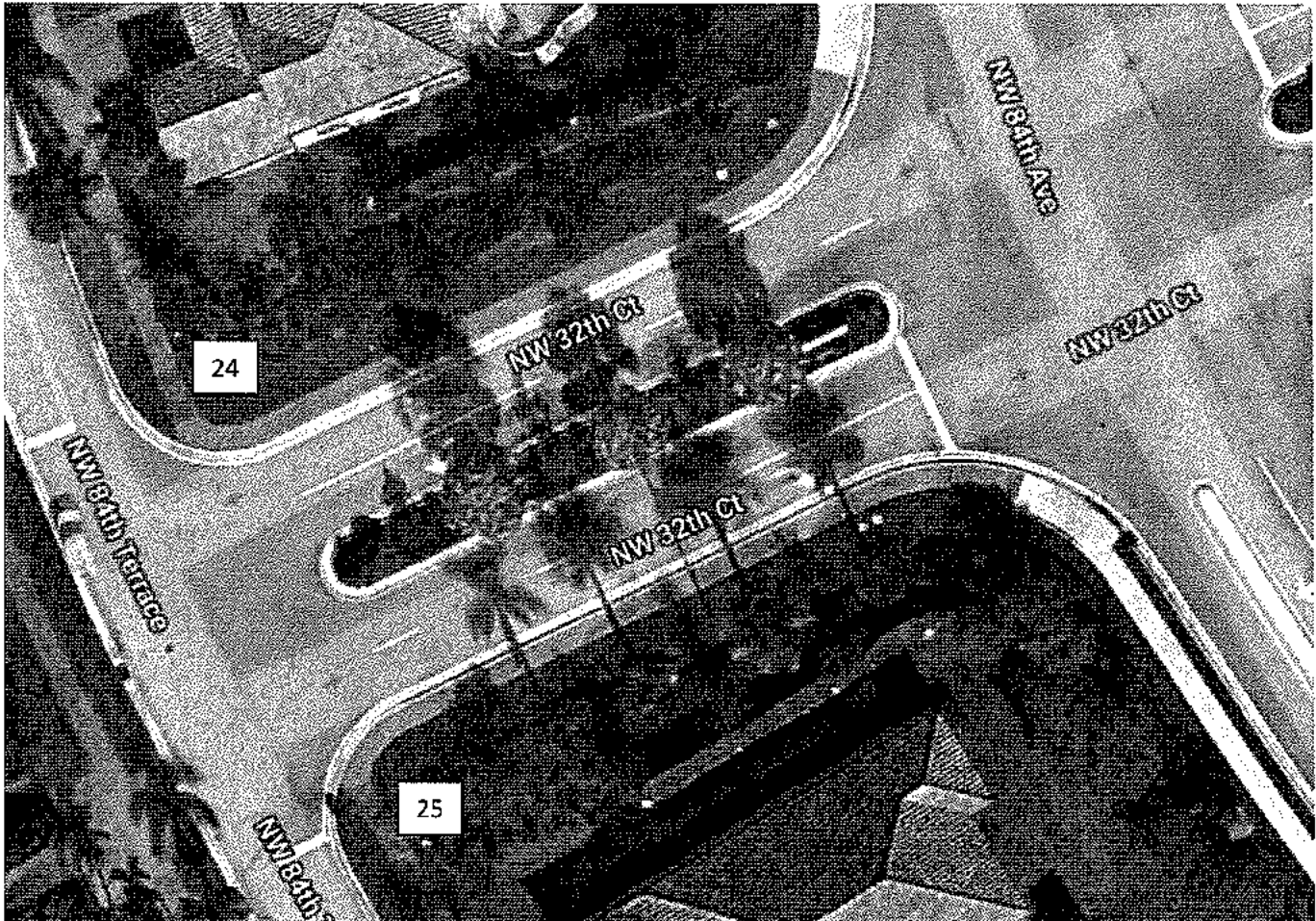
20 Pine Island median N of the entrance: 3 x Orange Geiger (10-12' ht)

21 Estada side on Pine Island: remove the dead Royal Ponciana and install a 1 x Mahogany tree (12-14' ht)

22 Estada by Stirling Rd.: remove x2 dead trees and install x 2 Pigeon Plum (11-12' OA)

23 Monterra side by Stirling Rd.: remove x 1 dead tree and install 1 x Royal Ponciana (12-14' ht.)

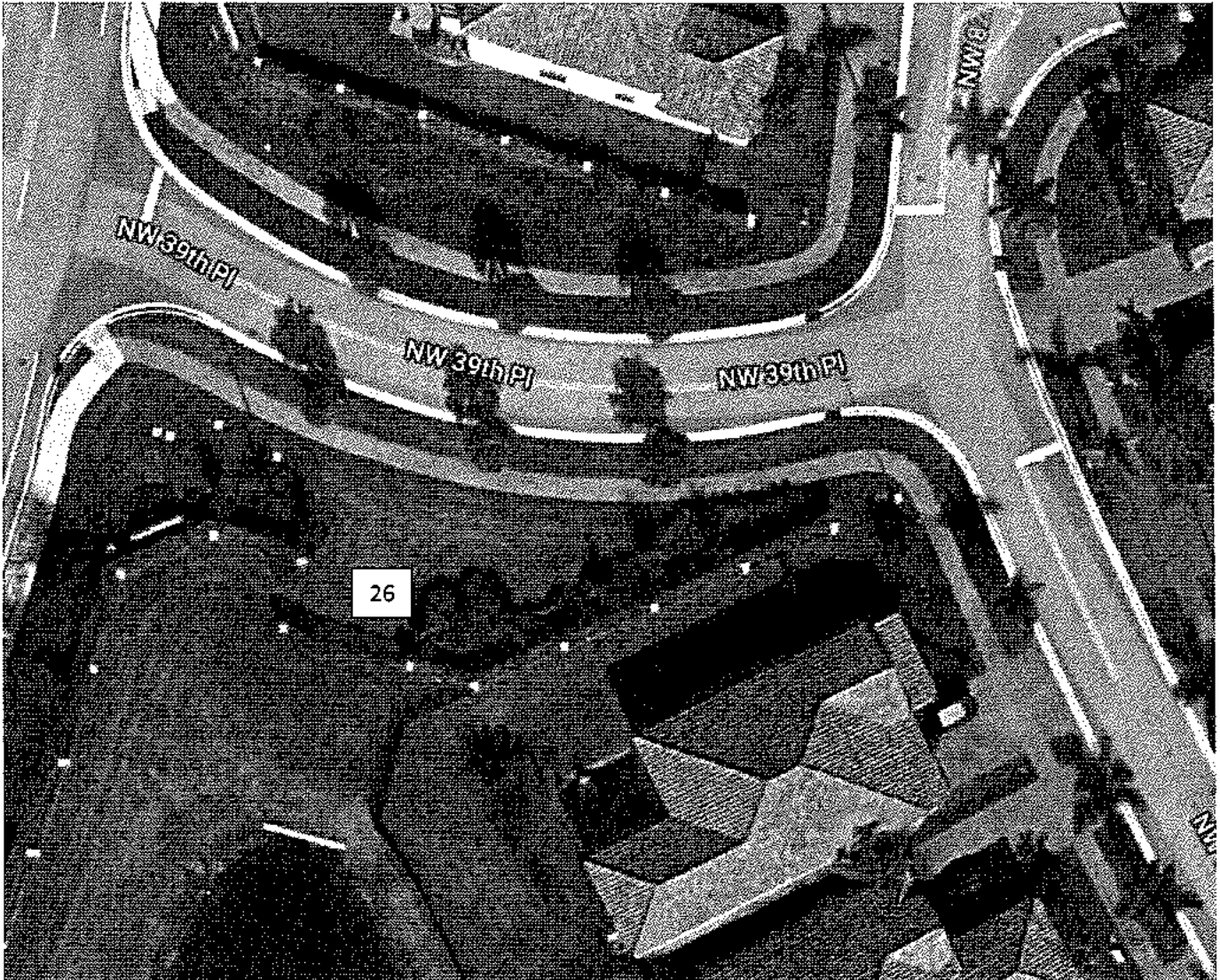
La Costa



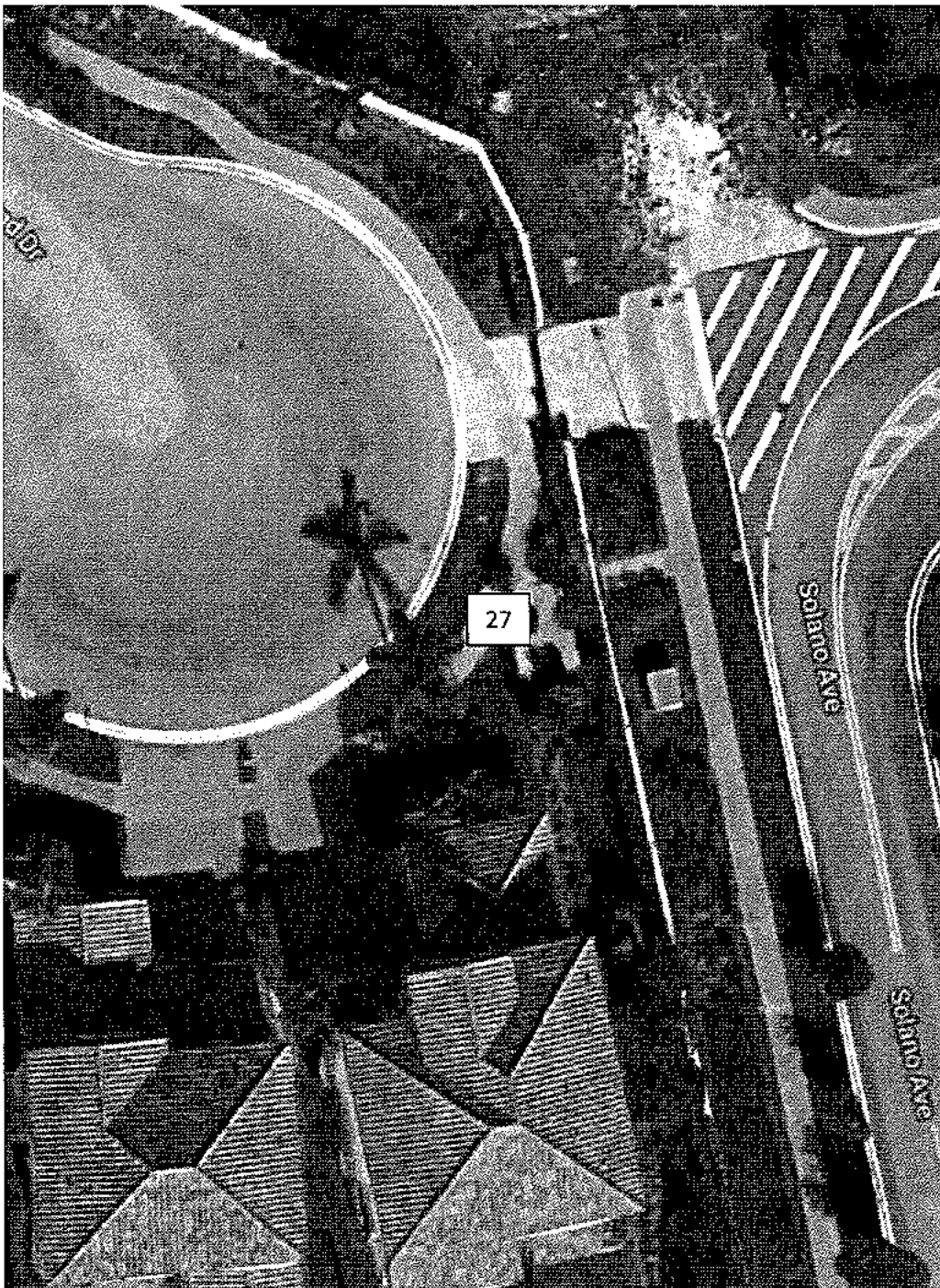
24 La Costa entrance side: x 1 japanese blueberry (9-10' ht.)

25 La Costa exit side: x 1 japanese blueberry (9-10' ht.)

Vista del Prado

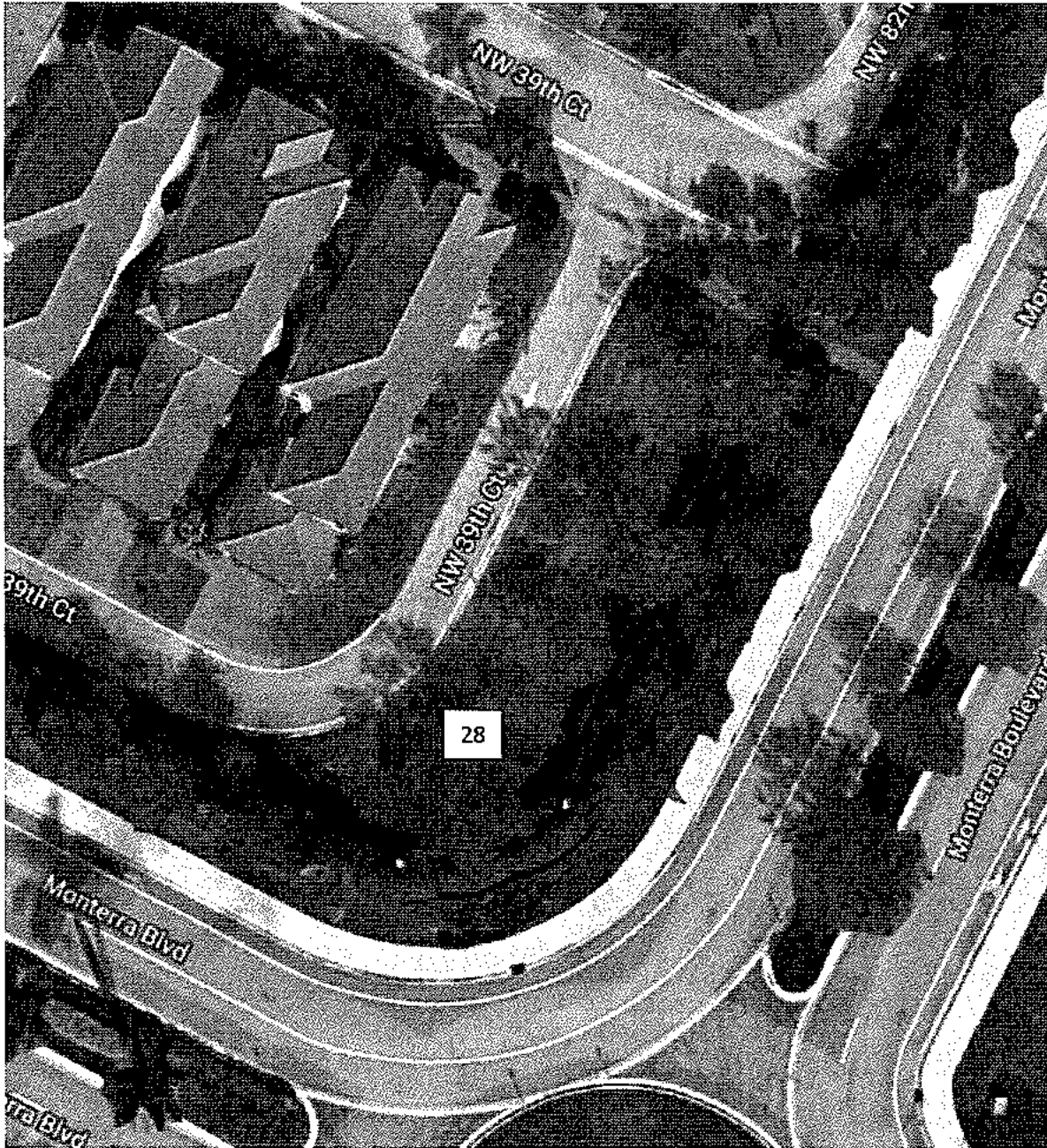


26 . Vista del Prado entrance side: 1 x Queen Crape Myrtle (10-12' ht.)



27 Vista del Prado (by 2nd circle where the 3 benches are) 1 x orange bird of paradise

Capistrano



28 Capistrano corner between 39th Ct & 82nd: 3 x Southern Magnolia (10-12 ht.)

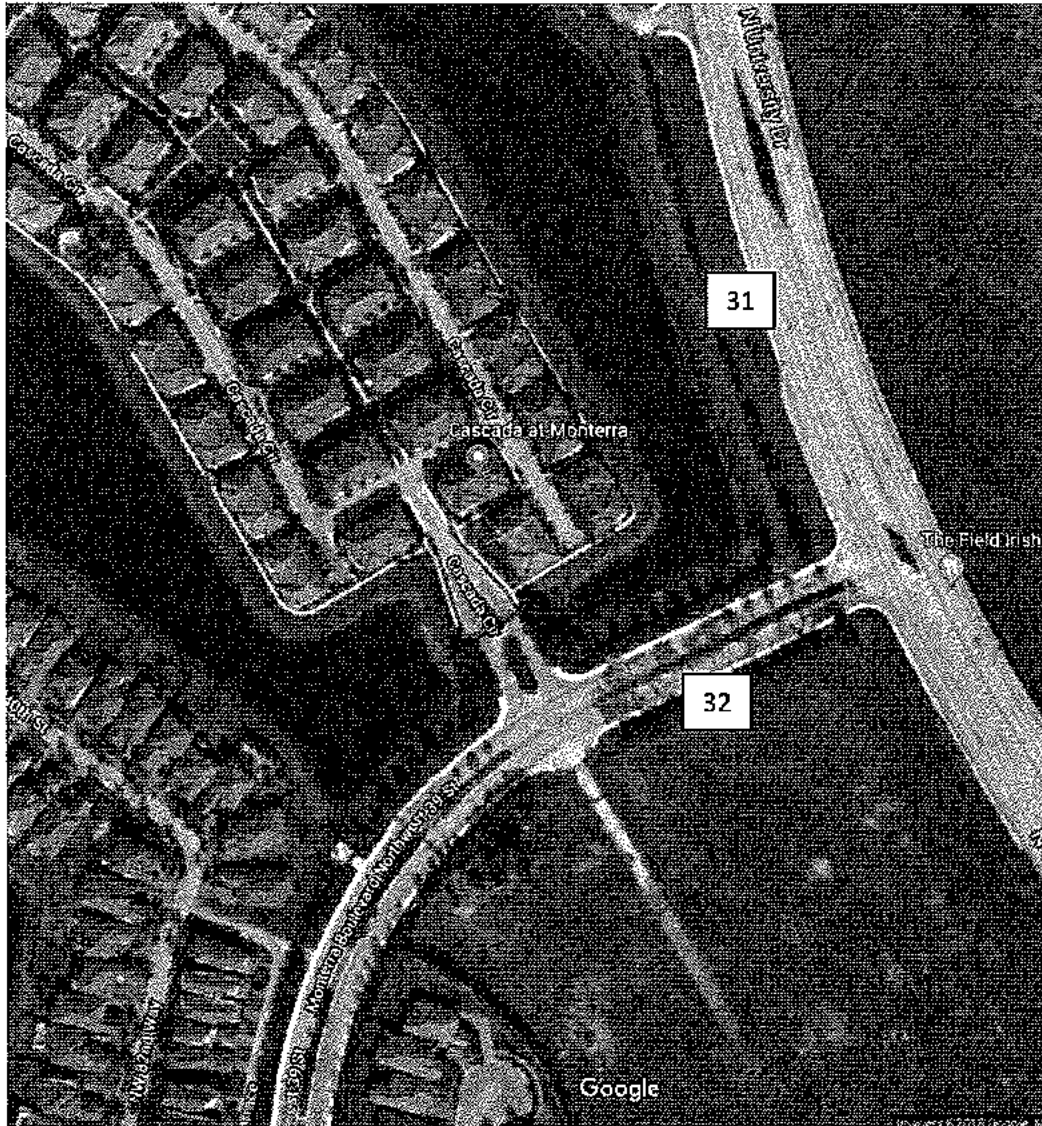
Corta Bella



29 Corta Bella corner of NW 41st St & 85th Ave: x 2 Oak or Southern Magnolia (12-14' ht.)

30 Corta Bella corner of NW 41st St. & 85th Dr: x 1 Oak or Southern Magnolia (12-14' ht.)

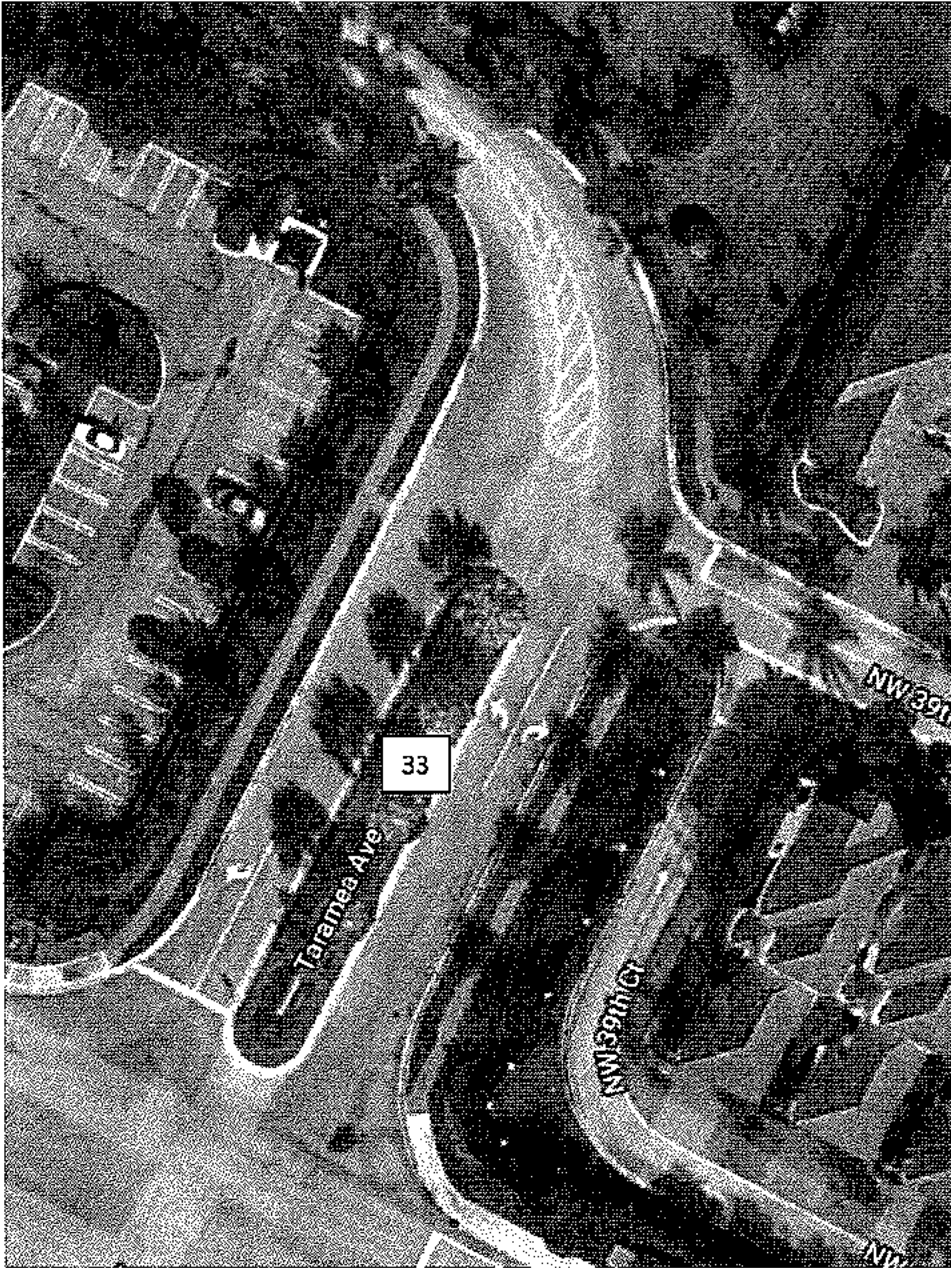
University Drive



31 University Dr. on Cascada side: x 1 Oak (12-14' ht.)

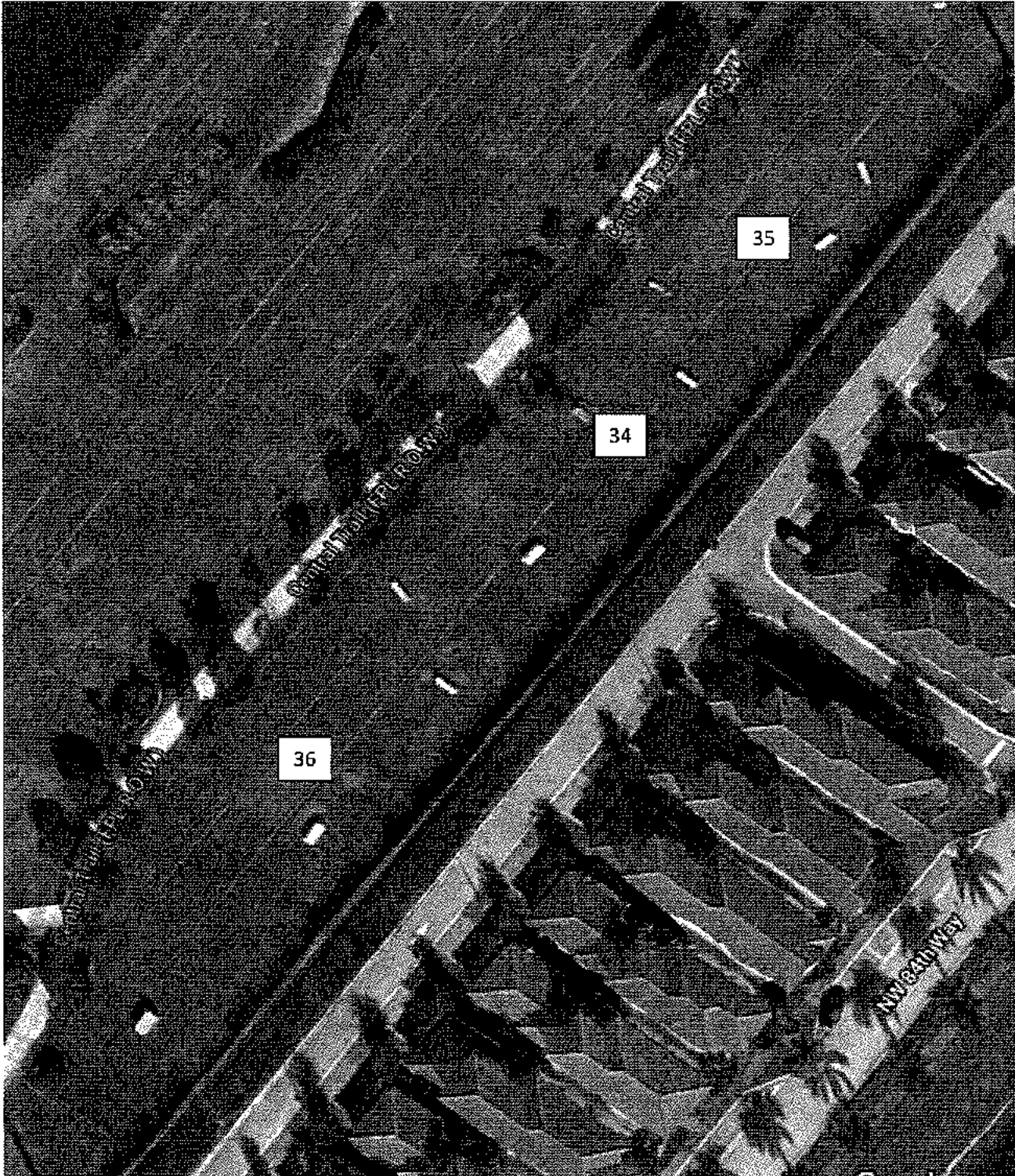
32 Monterra Blvd close to University Dr.: x 1 Oak (12-14' ht.)

Capistrano Entrance



33 Capistrano entrance: x1 Bismarckia (25' OA)

Dog Park



34 Dog park by the benches: x 2 Ligustrum (8-10' ht.)

35 Dog park N side: 1 x Ligustrum (8-10' ht.)

36 Dog park S side: 1 x Ligustrum (8-10' ht.)

Tree List:

Qty.	Tree	Location (& amount)
6-	Oak:	1, 2, 9, 10, 31, 32
13-	Copper Plant:	3
15-	Japanese Fern:	4, 5 x2, 11 x 3, 12 x 3, 13 x 2, 19 x 4
3-	Gumbo Limbo:	6,7,8
5-	Queen Crape Myrtle:	14 x3, 15, 26
3-	Orange Geiger:	20 x 3
1-	Royal Ponciana:	23
2-	Pigeon Plum:	22 x 2
2-	Japanese blueberry:	24, 25
1-	Mahogany:	21
1-	Bird of paradise:	27 (orange)
6-	Southern Magnolia:	28 x 3, 29 x 2, 30
1-	Bismarckia:	33
4-	Ligustrum tree:	34 x 2, 35, 36

Remove:

2-Oaks location 5

1-Royal Ponciana location 21

2- Dead trees by location 22

1-Dead tree by location 23

Proposal for Extra Work at Monterra Community Developmen

Property Name	Monterra Community Developmen	Contact	MARIA Mihailovschi
Property Address	8451 Monterra Boulevard Cooper City , FL 33024	To	Monterra Community Development District
		Billing Address	210 N University Dr Ste 702 Coral Springs , FL 33071

Project Name Monterra Community Development
Project Description Plant Replacement

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
2.00	EACH	Japanese Blueberry 9-10' Ht. 24,25	\$750	\$1,500.00
6.00	EACH	Live Oak 12-14' Ht. 1,2,9,10,31,32	\$762.82	\$4,576.92
13.00	EACH	Copper Leaf Plant 7 Gal. 3	\$32.05	\$416.67
15.00	EACH	Japanese Fern 8-10' OA 4, 5X2,11X3,12X3,13X2,19X4	\$750	\$11,250.00
1.00	EACH	Bismarckia 25'OA 33	\$4,807.69	\$4,807.69
56.00	EACH	Royal Palm 10-12 GW 1-56	\$1,346.15	\$75,384.60
18.00	EACH	Removal of Existing Royal Palm 1-4,6-10,18-20,30-34	\$557.69	\$10,038.46
3.00	EACH	Orange Geiger 10-12' 20X3	\$480.77	\$1,442.31
1.00	EACH	Royal Poinciana 12-14' Ht. 21	\$705.13	\$705.13
2.00	EACH	Removal of Royal Poinciana 21,23	\$1,217.95	\$2,435.90
2.00	EACH	Pigeon Plum 11-12' OA 22	\$685.90	\$1,371.79
5.00	EACH	Queen Grape Myrtle 10-12' Ht. 14X3,15,26	\$621.79	\$3,108.97
3.00	EACH	Gumbo Limbo 10-12' HT. 6,7,8	\$673.08	\$2,019.23
1.00	EACH	Bird of Paradise White 15 Gal 27	\$89.74	\$89.74
6.00	EACH	Southern Magnolia 30 gal. 28X3, 29X2, 30	\$467.95	\$2,807.69
4.00	EACH	Ligustrum Tree 8' Ht. 34X2, 35, 36	\$621.79	\$2,487.18
1.00	EACH	Mahogany 12' HT 21	\$737.18	\$737.18

For Internal use only

SO# 6704479
JOB# 353700050
Service Line 130

Total Price \$125,179.46

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
440 Sawgrass Corporate Parkway, Suite 10, Sunrise, FL 33326 ph. fax

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.
14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$160.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
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Acceptance of this Contract

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Customer

General Manager

Signature

Title

MARIA Mihailovschi

August 08, 2018

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager

Signature

Title

Michael Anthony Ruggie

August 08, 2018

Printed Name

Date

Job #: 353700050

Proposed Price: \$125,179.46

SO # 6704479

12Ciii

Annuals



Proposal for Extra Work at Monterra Community Developmen

Property Name	Monterra Community Developmen	Contact	MARIA Mihailovschi
Property Address	8451 Monterra Boulevard Cooper City , FL 33024	To	Monterra Community Development District
		Billing Address	210 N University Dr Ste 702 Coral Springs , FL 33071
Project Name	Flower Rotation Summer		
Project Description	Supply deliver and install Flowers		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
2,400.00	EACH	Pentas	\$1.91	\$4,593.36

For Internal use only

SO#	6686323
JOB#	353700050
Service Line	140

Total Price	\$4,593.36
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THIS IS NOT AN INVOICE

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440 Sawgrass Corporate Parkway, Suite 10, Sunrise, FL 33325 ph. fax

July 16, 2018

Page 2 of 2

TERMS & CONDITIONS

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Customer

General Manager

Signature

Title

MARIA Mihailovschi

July 16, 2018

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager

Signature

Title

Michael Anthony Ruggieri

July 16, 2018

Printed Name

Date

Job #: 353700050

Proposed Price: \$4,593.36

SO # 6686323

Tropical Touch Garden Center, Inc.

LANDSCAPING
AGREEMENT

Property: Monterra CDD

Property Address: 8451 Monterra Blvd
Cooper City FL 33024

Contact Information: Maria Mihailovschi, General Manager
954-374-9936
mmihailovschi@castlegroup.com

Contractor: Tropical Touch Garden Center, Inc.
6951 SW 185th Way
Ft. Lauderdale, FL 33332

Contact Information: Mario Adler, President
954.252.0562 Tel
954.252.0564 Fax

This agreement is made and entered on _____, by and between, **Monterra CDD c/o Castle Group** (hereinafter referred to as "Owner") and **Tropical Touch Garden Center, Inc** (hereinafter referred to as "Contractor"). Owner and Contractor do hereby agree as follows:

INDEPENDENT CONTRACTOR

It is expressly acknowledged and understood that Contractor is an independent contractor under the terms of this Agreement and is neither an agent of, nor shall Contractor hold itself out to any third person as an agent of Owner.

LOCATION

Contractor shall perform the work at **8451 Monterra Blvd. Cooper City FL 33024** (the "Property").

CONTRACT PRICE

Contractor shall be compensated for all work performed as specified in Exhibit "A",

NOTICES

All notices required under this contract shall be by hand delivery, overnight mail services or by certified mail to the following addresses:

*Monterra CDD
c/o Castle Group
8451 Monterra Blvd
Cooper City FL 33024*

*Tropical Touch Garden Center, Inc.
6951 SW 185th Way
Ft. Lauderdale, Florida 33332*

SCOPE OF WORK

Contractor shall furnish all labor, materials, equipment and horticultural supervision necessary to complete the landscape in accordance with the specifications in Exhibit "A"

WORK FORCE

Contractor's work force shall be properly attired in recognizable uniforms at all times and conduct themselves and perform their work in a professional manner. The Contractor shall at all times have competent field supervision on the property to enforce strict adherence to these policies. Contractor shall comply with all OSHA safety rules and regulations in the operation of equipment and performance of his work. Maintenance vehicles and equipment shall be located out of the way of mainstream pedestrian and vehicular traffic allowing the Contractor's presence to be as inconspicuous as possible. Contractor's representative shall be knowledgeable in accepted horticultural principles and experienced in landscape maintenance.

INSURANCE TAXES

1. You agree and fully understand that I am a private and independent Contractor and will provide Workman's Compensation, Unemployment Insurance, Contractor's Liability and any other insurance required by law. Certificates of insurance shall be provided to evidence the foregoing insurance.
2. All Work shall be done in strict accordance with requirements set by City, County, State and Federal codes, ordinances and regulations.

NEGLECT AND VANDALISM

Turf, shrubs, trees or plants, as well as any sprinkler heads that are damaged, injured or killed due to the Contractor's operations, negligence or chemicals shall be replaced at Contractor's sole expense. If plant damage or death is caused by conditions beyond the Contractor's control, replacement shall be at the Owner's discretion and expense. Contractor shall not be held responsible for any damages to electrical lines, cables, pipes, etc., that are not marked prior to commencement of work.

ADDITIONAL WORK

Contractor shall furnish Owner with an estimate in writing for any additional work which may be required or requested during this contract.

ACCEPTANCE

This Agreement constitutes the entire understanding of the parties and supersedes any prior proposals, understandings, or agreements.

BY: Tropical Touch Garden Center, Inc.

BY: 1800 Monterra CDD
c/o Castle Group

Signed: _____

Signed: _____

Printed: _____

Printed: _____

Date: _____

Date: _____

EXHIBIT "A"**MONTERRA CDD****ANNUALS INSTALLATION PROPOSAL**

Qty.	Description	Unit Price	Extended Price
	Annuals Installation		
2400	Install Annuals	\$3.25	\$7,800.00
7	Install Yds of Potting Soil Mix for planting	\$50.00	\$350.00
	Total:		\$8,150.00

*A deposit of \$4,075.00 is required to schedule the work. A payment of \$4,075.00 is due upon job completion.

* We cannot give any warranty on the flowers since we are not the ones doing the irrigation on this property.

12Civ

Cameras Addition





A Proposal to Serve Monterra (Revised)

14600 Biscayne Boulevard
North Miami, FL 33181
305-919-9400

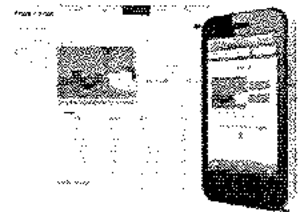
Video Analytics

June 6th 2018

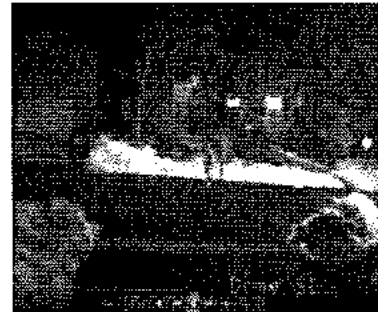
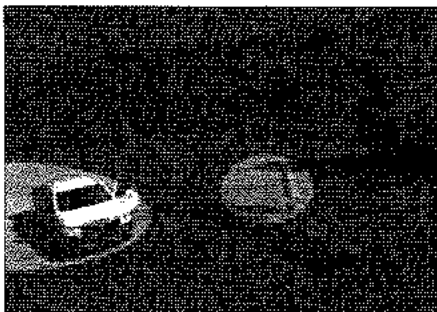
How it Works:

Analytics technologies resolve a long-standing problem in the security industry. Video cameras at perimeters and access points play a central surveillance role. But detection relies on human viewing. Security guards cannot monitor many video cameras and stay vigilant. We resolve this problem by embedding smart devices into the video cameras. These devices have the intelligence to analyze video content on the spot and decide whether an event requires attention or not. The result is a dramatic reduction in data and information overload, saving communication bandwidth and guards. The surveillance system captures the video. The video analytics software then analyzes that video looking for unexpected movement or changes

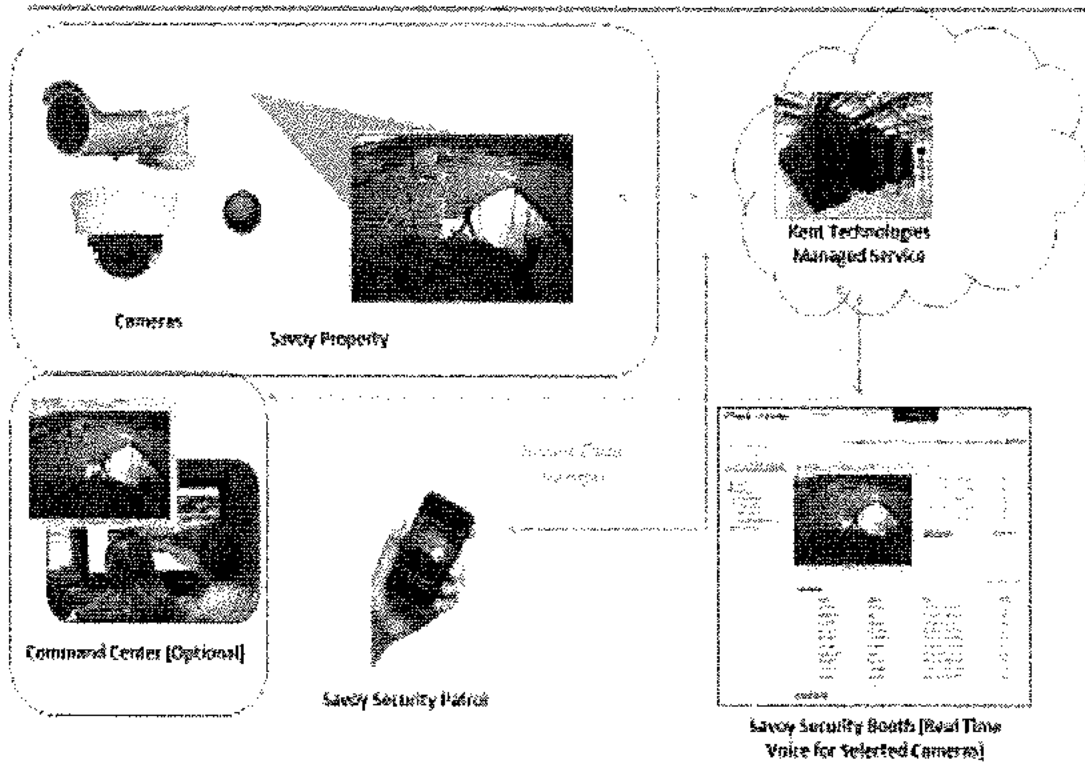
In essence, a video surveillance system now becomes a sophisticated sensing device. Most everything is automated. For example, no longer does a security guard need to watch every single minute of video. Instead, the video analytics software does the watching, detecting, defining and notifying.



Example

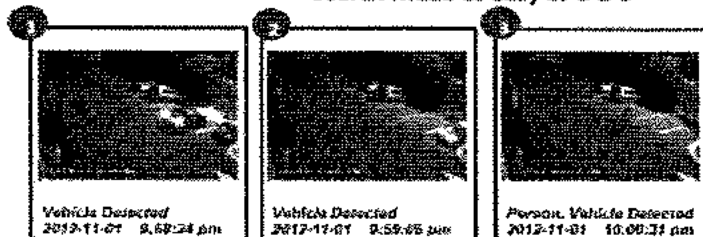
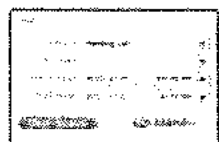


How it works



A search engine for video

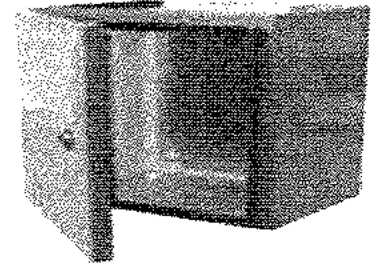
Search Made as Easy as 1-2-3



Solar Power- Remote Activated Voice Down

IP Rating	IP66
Material	Steel
Size, Approximate Depth	8" (203mm)
Size, Approximate Height	16" (406mm)
Size, Approximate Width	16" (406mm)
Type	Waterproof

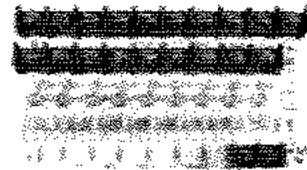
Voltage (NEMA) Enclosure



Weight	22 Lbs.
Dimensions	15.75 x 15.75 x 7.87 In.

Power terminal equipment protection

Output power:	UP TO 50W
Output voltage:	12VDC
Model number:	8 Port terminal
Input voltage:	12VDC

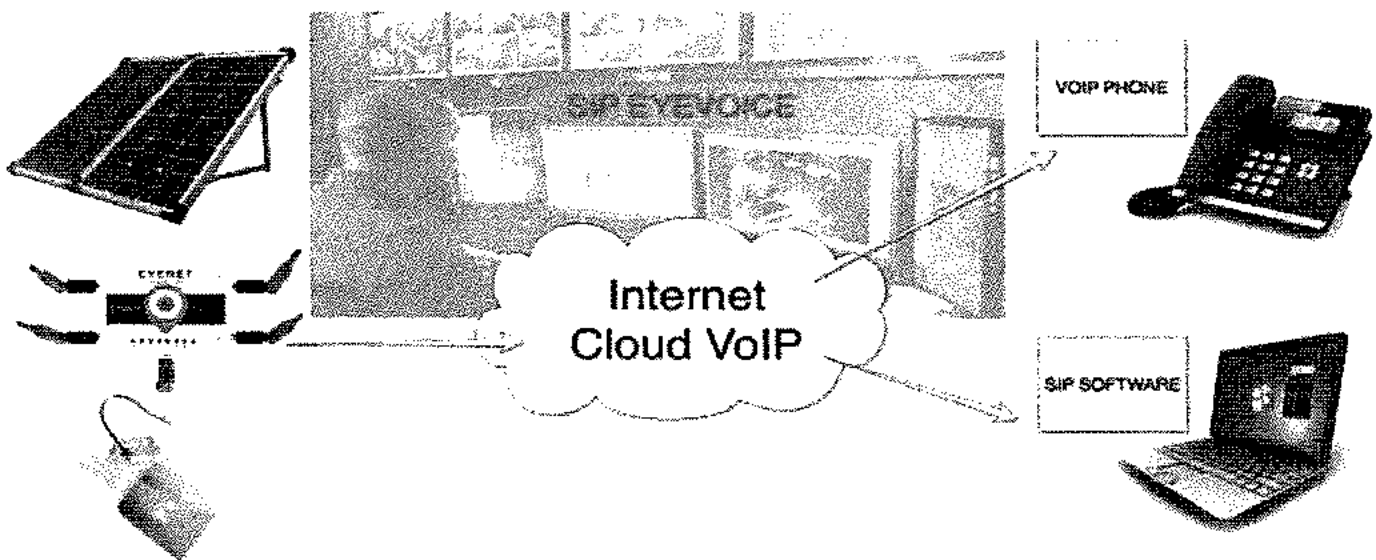


PANEL 175W - EYENET

Maximum power (Pmax):	175W
Voltage at Pma x (Vmp):	19.06V
Current at Pma x (Imp):	9.18A
battery:	12V 100Ah

PANEL 250W - AP SYSTEM

Maximum power (Pmax):	250W
Voltage at Pma x (Vmp):	37.90V
Current at Pma x (Imp):	9.26A
battery:	12V 130Ah



Overview- Scope of Work

Page 5 of 10

May 2nd 2018

It is the intention of Kent Technologies to provide technical and security expertise, equipment, labor and training which are necessary to install and service video analytics system and other security systems. By installing and maintaining security systems will allow Monterra to have a programmable analytics network video recording system, high definition video cameras and event viewing by the onsite Kent security team.

Video Analytics system- Installation:

- Dual redundancy of video archiving- 24/7 at the site, geographical redundancy of analytics triggered events will archive on a remote and secure video server farm.
- Optional- Video email notification of all scheduled events can send automatically to property manager. (Dedicated generic video email account- Like Gmail)
- VMS browser hosted platform which is analytics ready
- Complete installation of 5 12 ft security poles will install by the Sterling Road pedestrian gate, Linear Park pedestrian gate, Vista Del Prado pedestrian gate, tennis and basketball courts – Including complete installation of Solar system.

A) Security pole #1 (Sterling road) - Installation of 12ft pole with its 3 high definition analytics camera, complete kit of Solar system- Including solar panels and rechargeable batteries, broadband router for wireless internet communication, remote activated audio, gate open alert notification to gate house

C) Security pole #2 (Vista Del Prado) - Installation of 12ft pole with its 3 high definition analytics camera, complete kit of Solar system- Including solar panels and rechargeable batteries, broadband router for wireless internet communication, remote activated audio, gate open alert notification to gate house

B) Security pole #3 (Linear Park) - Installation of 12ft pole with its 3 high definition analytics camera, complete kit of Solar system- Including solar panels and rechargeable batteries, broadband router for wireless internet communication, remote activated audio, gate open alert notification to gate house

Suggested Service + Budget

Preventive and Interactive Analytics Security Platform

- Complete installation of 5 12 ft security poles will install by the Sterling Road pedestrian gate, Linear Park pedestrian gate, Vista Del Prado pedestrian gate, tennis and basketball courts – Including complete installation of Solar system, gate open alert notification and remote activated audio from the guard house to each of the 5 locations
- All clubhouse cameras are high definition 4MP, varifocal lens 2.8mm – 12mm, motorized digital zoom, vandal resistant and night vision.
- Security pole #1 (Sterling road) - Installation of 12ft pole with its 3 high definition analytics camera, complete kit of Solar system- Including solar panels and rechargeable batteries, broadband router for wireless internet communication, remote activated audio, gate open alert notification to gate house

A) Total install cost for Sterling Road Gate: &10,900.00 plus \$300 monthly for analytics cloud recording and wireless communication.

- Security pole #2 (Vista Del Parado) - Installation of 12ft pole with its 3 high definition analytics camera, complete kit of Solar system- Including solar panels and rechargeable batteries, broadband router for wireless internet communication, remote activated audio, gate open alert notification to gate house

C) Total install cost for Vista Del Sol Gate: &10,900.00 plus \$300 monthly for analytics cloud recording and wireless communication.

- Security pole #3 (Linear Park) - Installation of 12ft pole with its 3 high definition analytics camera, complete kit of Solar system- Including solar panels and rechargeable batteries, broadband router for wireless internet communication, remote activated audio, gate open alert notification to gate house

B) Total install cost for Linear Park Gate: &10,900.00 plus \$300 monthly for analytics cloud recording and wireless communication.

Overview- Scope of Work

Page 5 of 8

May 2nd 2018

It is the intention of Kent Technologies to provide technical and security expertise, equipment, labor and training which are necessary to install and service video analytics system and other security systems. By installing and maintaining security systems will allow Monterra to have a programmable analytics network video recording system, high definition video cameras and event viewing by the onsite Kent security team.

Video Analytics system- Installation:

- Dual redundancy of video archiving- 24/7 at the site, geographical redundancy of analytics triggered events will archive on a remote and secure video server farm.
- Optional- Video email notification of all scheduled events can send automatically to property manager. (Dedicated generic video email account- Like Gmail)
- VMS browser hosted platform which is analytics ready
- Complete installation of 1 12 ft security poles will install by the Vista Del Sol pedestrian gate- Including complete installation of Solar system.
- ① Security pole (Vista Del Sol) - Installation of 12ft pole with its 3 high definition analytics camera, complete kit of Solar system- Including solar panels and rechargeable batteries, broadband router for wireless internet communication, remote activated audio from the gate house
- Enclosure, POE and other materials are all included.
- System will enable detailed tracking of individuals as they traverse throughout the property via the analytics system
- Interactive review / monitoring of physical / visual incidents / events on a current or after-the-fact basis.
- 24/7 storage of all daily activities with the ability to expand incident / event storage as necessary to meet with ever-changing business requirements.
- A long term system and equipment design that will prevent the system from becoming obsolete for years to come.
- Installation of a complete remote viewing station at guard house (analytic events and live view- Real time notification)

Suggested Service + Budget

Preventive and Interactive Analytics Security Platform

- Complete installation of 1 12 ft security poles will install by the Vista Del Sol pedestrian gate
- Security pole (Vista Del Sol) - Installation of 12ft pole with its 3 high definition analytics camera, complete kit of Solar system- Including solar panels and rechargeable batteries, broadband router for wireless internet communication, remote activated audio from the gate house

Grand Total for installation: \$10,400.00

Grand Total for monthly services: \$300.00

Monthly services is including the following:

- Health Check – for power, internet and video feed – each camera will report its status through the network and send alarm if it is malfunctioning or communications are cut.
- Built in network security and automated software upgrades.
- Maintenance- no additional cost for hardware, materials and labor (during normal business hours)
- Software license- unlimited software upgrades
- Analytics geographical redundancy - Video retrieval
- Redundant video archiving of video events on a secure hosted video server
- Wireless communication via cell provider
- Remote activated audio by the security team from the guard house

Customer is responsible for the following:

- Building Permits, Fire Department Permits, CAD, engineering, inspections, and all fees excluded.
- Sales tax excluded
- Payment terms : Before installation begins 50% of grand total will be submitted as a deposit the other 50% will be submitted post system delivery

Kent Technologies will provide:

- All software, hardware and firmware to insure proper operation of security system.
- All required or appropriated licensing and/or leasing to meet the needs of the proposed security system
- All labor and overseeing of installation of security systems along with all associated equipment that will be part of the security design, which is described in this SOW
- All labor required for the testing, programming and commissioning the security solution project as described in this SOW.
- All labor required to provide general and specific training for system operators at the point of system commissioning.
- All labor and materials required to provide long term maintenance for security system

Timeline

Installation will take about 1 weeks. Installation may begin in 2 weeks after Kent get an authorized PO and deposit payment.

Monthly services is including the following:

- Health Check – for power, internet and video feed – each camera will report its status through the network and send alarm if it is malfunctioning or communications are cut.
- Built in network security and automated software upgrades.
- Maintenance- no additional cost for hardware, materials and labor (during normal business hours)
- Software license- unlimited software upgrades
- Analytics geographical redundancy - Video retrieval
- Redundant video archiving of video events for selected analytics camera on a secure hosted video server
- Wireless communication via cell provider at 3 locations
- Remote activated audio by the security team from the guard house to 5 selected areas

Customer is responsible for the following:

- Building Permits, Fire Department Permits, CAD, engineering, inspections, and all fees excluded.
- Sales tax excluded
- Payment terms : Before installation begins 50% of grand total will be submitted as a deposit the other 50% will be submitted post system delivery

Authorized Representative of Monterra:

Signature: _____ Date: _____

Printed Name: _____ Title: _____



ECS Access, LLC
 990 Biscayne Blvd
 STE 501
 Miami,, FL 33132 US
 (786) 367-0757
 info@ecsaccess.com

Estimate

ADDRESS

Maria Mihailovschi
 Monterra CDD
 8451 Monterra Blvd.
 Cooper City, Florida 33024

ESTIMATE #	DATE	EXPIRATION DATE
1120	07/16/2018	08/10/2018

SALES REP
 Scott

JOB NAME
 Ped Gate Cameras

ACTIVITY	QTY	RATE	AMOUNT
Camera:IP-Camera Camera Resolution: 4 Megapixel Video Formats: H.264 , IP Megapixel Open Standards bullet cameras Night Fighter	4	995.00	3,980.00
CCPOLL Concrete Poll 20-30'	5	1,200.00	6,000.00
AC-Hardware:PM Solar Solar Power station for Pole mounted EQ 24-7 85w	5	3,200.00	16,000.00
EQ Rental Equipment Rental	2	800.00	1,600.00
IT-Equipment:UBT AirPrism Air Fiber Antennas for Poles	8	950.00	7,600.00
Labor:Labor for Install per pole camera solar,power,air fiber	5	650.00	3,250.00
Prep Work:Permit Fee Permit Fee TBD Cost +5%	1	0.00	0.00
Prep Work:Drawings Plans and Drawings	1	1,200.00	1,200.00
Thank you			
	TOTAL		\$39,630.00

Accepted By

Accepted Date

12Cv

Cameras Surveillance



ECS Access, LLC
 990 Biscayne Blvd
 STE 501
 Miami, FL 33132 US
 (786) 367-0757
 info@ecsaccess.com

Estimate

ADDRESS

Maria Mihailovschi
 Monterra CDD
 8451 Monterra Blvd.
 Cooper City, Florida 33024

ESTIMATE #	DATE	EXPIRATION DATE
1123	07/28/2018	08/31/2018

SALES REP

Scott

JOB NAME

Video Monitoring

ACTIVITY	QTY	RATE	AMOUNT
Service Contract:Sec-Cam Monitoring Per Hour	56	12.50	700.00
Perimeter Security Cam Monitoring Per Hour per week for 27 existing cameras and the 4 new ped gate Cameras			
there may be a need for a separate modem connection for this service			
TBD			
Client needs to provide software to monitor existing cameras and user name and password access			
TOTAL			\$700.00

Accepted By

Accepted Date

12Di

DISTRICT MANAGER EXPENDITURES FOR RATIFICATION

Period **July - Aug 2018**

	DATE	VENDOR	SERVICE LOCATION	SERVICE REQUESTED	AMOUNT
1	8/3/2018	HDB Sprinklers	All 7 pumping stations	Clean Pump intake screens	\$2,500.00
2	8/3/2018	Graphplex	Clubhouse Pool	Signs to Dry Off/Video& Audio recording	\$390.00
3	8/3/2018	Graphplex	Tot Lots, BB Court, Tennis Court	Rules and Regs.	\$1,360.00
4	8/3/2018	ASAP	Replace Lock	Pedestrian gate # 9	\$617.80
5	8/2/2018	SHE	Panic Button Pine Island	Guard House	\$575.00
6	7/31/2018	Graphplex	All lakes on the property	Warning signs for all lakes	\$1,380.00
7	7/31/2018	Brightview	Bismark trim	Various Locations	\$1,347.13
8	7/25/2018	Locksmith	Repair Lock by AC Equipment		\$589.00
9	7/27/2018	Hoover Pumping systems	Corta Bella - Bella Terra	Replace damaged modem	\$1,008.63
Totals					\$9,767.56

DISTRICT MANAGER EXPENDITURES FOR RATIFICATION

Period **June - July 2018**

	DATE	VENDOR	SERVICE LOCATION	SERVICE REQUESTED	AMOUNT
1	7/5/2018	Graphplex	Preserve Area	Wildlife signs	\$2,115.00
2	7/16/2018	HIQ Servicesw	Various Locations	pavers repairs various location	\$2,200.00
3	7/25/2018	Total Tropic Landscaping	Various Locations	sod replacement various locations	\$2,014.00
4	6/14/2018	Welsch Tennis	Tennis Court	tennis court screens	\$2,500.00
5	7/2/2018	Gold Coast Patio Furniture	Pool Area	repair 4 chairs and lounge chairs	\$640.00
Total					\$9,469.00

12Dii

Monterra

Custom Dredgesox erosion repair proposal

August 1, 2018 • Cooper City • Broward County • Florida

Prepared for:

Monterra CDD

C/O George Miller

8451 Monterra blvd

Cooper City, FL 33024



Prepared by:

Ryan Bergman

Lake and Wetland Management, Inc.

9218 87th Place South

Boynton Beach, Florida 33472-4302

(561) 735-3732 Office • (561) 735-0516 Fax

office@lakeandwetland.com • www.lakeandwetland.com



August 1, 2018

Monterra CDD
C/O George Miller
8451 Monterra blvd
Cooper City, FL 33024

Dear Mr. Miller,

We greatly appreciate the opportunity to bid on this project for you! Attached is the Agreement for the Dredgesox erosion repair at 8451 Monterra blvd in Cooper City Florida

Our patented SOX system is bioengineered, and immediately halts soil erosion and stabilizes shorelines. The SOX system offers these unique attributes;

- Long lasting results that continue to improve over time,
- Superior buffering and filtering results in improved waterway and ecosystem,
- Exceptional water retention for vigorous growth of new vegetation,
- The only erosion control system that literally becomes part of the earth,
- Uses locally sourced organic fill,
- Attaches directly to "intact" shore bank NOT to unstable shore bed,
- Allows SOX to be re-tensioned whenever necessary,
- Subsurface ground stakes virtually eliminate injury liability to humans and animals,
- System "self-tightens" due to its ability to manage incredible weight displacement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Ryan Bergman

LAKE AND WETLAND MANAGEMENT, INC.

CERTIFIED
INSTALLERS**EROSION CONTROL AGREEMENT**

This agreement, dated August 6, 2018, is made between LAKE AND WETLAND MANAGEMENT, INC. (LWMI) and CUSTOMER:

Monterra CDD
C/O George Miller
8451 Monterra blvd
Cooper City, FL 33024

George.miller@inframark.com
954-821-4454

Both **Monterra** and **Lake and Wetland Management, Inc.** agree to the following terms and conditions:

Description**Amount**

Headwall repair services for 15 Headwalls located at 8451 Monterra Blvd in Cooper City. Each side of the 15 head walls will get 50ft of land reclaimed.

(No. of) Lakes/Areas:

- Repair approximately 1500' linear feet of lake bank/Head walls at \$85.00 / per foot.
- Prep areas of debris/trash for Dredgesox.
- Fill Dredgesox with organic media dredged from the lake. *
- Materials consist of the following: Dredgesox, wooden stakes, anchor rope, and organic media.
- Warranty extended from 5 year to 10 year and 10year maintenance of sox.
- Includes sod installation.

Dredgesox Investment:	\$127,500.00
Discount 15%:	\$108,375.00

***In the event that organic media suppliers increase the cost of media necessary for DSX installation, CUSTOMER will be responsible for incurring the difference in cost at it's own expense. (\$12 for 12' Sox \$8 for 6'Sox) Every effort will be made to notify CUSTOMER with as much advance notice as possible in the event this situation occurs.**

Service includes material, equipment, and labor to complete the project.

CUSTOMER is responsible for the cost of any necessary permits that may be required prior to commencement of work.

If chosen, it will be the responsibility of the Homeowners Association to irrigate the new sod/planted area once installed.

EROSION CONTROL AGREEMENT

Sprinkler heads will be marked by the landscaper; otherwise LWM not be responsible for damage to them during the course of work. LWM will repair any exposed sprinkler heads damaged during erosion work in a timely manner.

We will NOT need staging area for materials and equipment. LWM will need to access the lake at designated areas and sod these areas to bring the property back to complete restoration. **(NOTE: CUSTOMER is responsible for maintenance of sod once installed)**

LWM is not responsible for damage to any underground irrigation, headwalls, piping, electrical, trees or any lines not noted on the as-builts or not located by Sunshine Locating Services (where digging is necessary).

The warranty/guarantee for Dredgesox material is for a ten (10) year period. The labor warranty for any manual adjustments needed is for a one (10) year period. Our guarantee does not include the loss of material due to 'acts of God' such as floods, fire, hurricanes, or other catastrophic events, nor does it include losses due to theft, lack of adequate irrigation, vandalism or negligence by others, or other factors outside the control of our organization.

SCHEDULE OF PAYMENT:

- 40% Mobilization Deposit.
- 40% Upon Installation of Dredgesox.
- 20% Balance Due Upon Completion of Sod.

Conditions:

1. Ownership of property is implied by CUSTOMER with acceptance of this Agreement. In the event that CUSTOMER does not expressly own the areas where the above stated services are to be provided, CUSTOMER represents that express permission of the owner is given and that authorization to commence the above mentioned services is allowed. In the event of dispute of ownership, CUSTOMER agrees to hold harmless LWM for the consequences of such services.

2. LWM shall not be responsible for acts beyond its reasonable control, including adverse soil and / or water conditions, adverse weather conditions, unavailable materials, Acts of God, war, acts of vandalism, theft or third party actions. CUSTOMER further states that neither party shall be responsible in damages or penalties for any failure or delay in performance of any of its obligations caused by above named incidences.

3. Invoices submitted for work completed shall be paid within 30 days of receipt. A finance charge of 1.500% per month or an annual percentage rate of 18.000% will be computed on all past due balances.

4. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.

5. This proposal shall be valid for 30 days.

EROSION CONTROL AGREEMENT

6. If LWM is required to enroll in any third-party compliance programs, invoicing or payment plans that asses fees in order to perform work for CUSTOMER, those charges will be invoiced back to CUSTOMER as invoiced to LWM.

7. LWM will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.

8. No alterations or modifications, oral or written, of the terms contained above shall be valid unless made in writing, and wholly accepted by authorized representatives of both LWM and the CUSTOMER.

Customer acceptance – The above prices, specifications and conditions are hereby accepted.

Ryan Bergman _____
Ryan Bergman
Lake and Wetland Management, Inc.

Authorized signature Date
_____ HO

Monterra

Custom Dredgesox erosion repair proposal

August 1, 2018 • Cooper City • Broward County • Florida

Prepared for:

Monterra CDD

C/O George Miller

8451 Monterra blvd

Cooper City, FL 33024



Prepared by:

Ryan Bergman

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- Superior buffering and filtering results in improved waterway and ecosystem,
- Exceptional water retention for vigorous growth of new vegetation,
- The only erosion control system that literally becomes part of the earth,
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We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Ryan Bergman

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INSTALLERS**EROSION CONTROL AGREEMENT**

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C/O George Miller
8451 Monterra blvd
Cooper City, FL 33024

George.miller@inframark.com
954-821-4454

Both **Monterra** and **Lake and Wetland Management, Inc.** agree to the following terms and conditions:

Description**Amount**

Headwall repair services for 40 Headwalls located at 8451 Monterra Blvd in Cooper City. Each side of the 40 head walls will get 50ft of land reclaimed.

(No. of) Lakes/Areas:

- Repair approximately 4000' linear feet of lake bank/Head walls at \$85.00 / per foot.
- Prep areas of debris/trash for Dredgesox.
- Fill Dredgesox with organic media dredged from the lake. *
- Materials consist of the following: Dredgesox, wooden stakes, anchor rope, and organic media.
- Warranty extended from 5 year to 10 year and 10 year maintenance of sox.
- Includes sod installation.

Dredgesox Investment:	\$340,000.00
Discount 15%:	\$289,000.00

***In the event that organic media suppliers increase the cost of media necessary for DSX installation, CUSTOMER will be responsible for incurring the difference in cost at it's own expense. (\$12 for 12' Sox \$8 for 6'Sox) Every effort will be made to notify CUSTOMER with as much advance notice as possible in the event this situation occurs.**

Service includes material, equipment, and labor to complete the project.

CUSTOMER is responsible for the cost of any necessary permits that may be required prior to commencement of work.

If chosen, it will be the responsibility of the Homeowners Association to irrigate the new sod/planted area once installed.

EROSION CONTROL AGREEMENT

Sprinkler heads will be marked by the landscaper; otherwise LWM not be responsible for damage to them during the course of work. LWM will repair any exposed sprinkler heads damaged during erosion work in a timely manner.

We will NOT need staging area for materials and equipment. LWM will need to access the lake at designated areas and sod these areas to bring the property back to complete restoration. **(NOTE: CUSTOMER is responsible for maintenance of sod once installed)**

LWM is not responsible for damage to any underground irrigation, headwalls, piping, electrical, trees or any lines not noted on the as-builts or not located by Sunshine Locating Services (where digging is necessary).

The warranty/guarantee for Dredgesox material is for a ten (10) year period. The labor warranty for any manual adjustments needed is for a one (10) year period. Our guarantee does not include the loss of material due to 'acts of God' such as floods, fire, hurricanes, or other catastrophic events, nor does it include losses due to theft, lack of adequate irrigation, vandalism or negligence by others, or other factors outside the control of our organization.

SCHEDULE OF PAYMENT:

- 40% Mobilization Deposit.
- 40% Upon Installation of Dredgesox.
- 20% Balance Due Upon Completion of Sod.

Conditions:

1. Ownership of property is implied by CUSTOMER with acceptance of this Agreement. In the event that CUSTOMER does not expressly own the areas where the above stated services are to be provided, CUSTOMER represents that express permission of the owner is given and that authorization to commence the above mentioned services is allowed. In the event of dispute of ownership, CUSTOMER agrees to hold harmless LWM for the consequences of such services.

2. LWM shall not be responsible for acts beyond its reasonable control, including adverse soil and / or water conditions, adverse weather conditions, unavailable materials, Acts of God, war, acts of vandalism, theft or third party actions. CUSTOMER further states that neither party shall be responsible in damages or penalties for any failure or delay in performance of any of its obligations caused by above named incidences.

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7. LWM will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.

8. No alterations or modifications, oral or written, of the terms contained above shall be valid unless made in writing, and wholly accepted by authorized representatives of both LWM and the CUSTOMER.

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August 1, 2018 • Cooper City • Broward County • Florida

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Dear Mr. Miller,

We greatly appreciate the opportunity to bid on this project for you! Attached is the Agreement for the Dredgesox erosion repair at 8451 Monterra blvd in Cooper City Florida

Our patented SOX system is bioengineered, and immediately halts soil erosion and stabilizes shorelines. The SOX system offers these unique attributes;

- Long lasting results that continue to improve over time,
- Superior buffering and filtering results in improved waterway and ecosystem,
- Exceptional water retention for vigorous growth of new vegetation,
- The only erosion control system that literally becomes part of the earth,
- Uses locally sourced organic fill,
- Attaches directly to "intact" shore bank NOT to unstable shore bed,
- Allows SOX to be re-tensioned whenever necessary,
- Subsurface ground stakes virtually eliminate injury liability to humans and animals,
- System "self-tightens" due to its ability to manage incredible weight displacement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Ryan Bergman

LAKE AND WETLAND MANAGEMENT, INC.

CERTIFIED
INSTALLERS**EROSION CONTROL AGREEMENT**

This agreement, dated August 6, 2018, is made between LAKE AND WETLAND MANAGEMENT, INC. (LWMI) and CUSTOMER:

Monterra CDD
C/O George Miller
8451 Monterra blvd
Cooper City, FL 33024

George.miller@inframark.com
954-821-4454

Both **Monterra** and **Lake and Wetland Management, Inc.** agree to the following terms and conditions:

Description**Amount**

Dredgesox (12' wide) Erosion Repair / Bank Restoration/ Headwall repair services for 18 lakes totaling 49,395' located at 8451 Monterra Blvd in Cooper City.

(No. of) Lakes/Areas:

- Repair approximately 49,935' linear feet of lake bank at \$85.00 / per foot.
- Prep areas of debris/trash for Dredgesox.
- Fill Dredgesox with organic media dredged from the lake. *
- Materials consist of the following: Dredgesox, wooden stakes, anchor rope, and organic media.
- Includes some custom sox installs/Headwall repairs on 40 Head walls.
- Warranties extended from 5 year to 10 year on material and maintenance.
- Includes sod installation.

Dredgesox Investment:	\$4,244,475.00
Discount 30%:	\$1,273,343.00
New Dredgesox Investment:	\$2,971,132.00

***In the event that organic media suppliers increase the cost of media necessary for DSX installation, CUSTOMER will be responsible for incurring the difference in cost at it's own expense. (\$12 for 12' Sox \$8 for 6'Sox) Every effort will be made to notify CUSTOMER with as much advance notice as possible in the event this situation occurs.**

Service includes material, equipment, and labor to complete the project.

CUSTOMER is responsible for the cost of any necessary permits that may be required prior to commencement of work.

If chosen, it will be the responsibility of the Homeowners Association to irrigate the new sod/planted area once installed.

EROSION CONTROL AGREEMENT

Sprinkler heads will be marked by the landscaper; otherwise LWM not be responsible for damage to them during the course of work. LWM will repair any exposed sprinkler heads damaged during erosion work in a timely manner.

We will NOT need staging area for materials and equipment. LWM will need to access the lake at designated areas and sod these areas to bring the property back to complete restoration. **(NOTE: CUSTOMER is responsible for maintenance of sod once installed)**

LWM is not responsible for damage to any underground irrigation, headwalls, piping, electrical, trees or any lines not noted on the as-builts or not located by Sunshine Locating Services (where digging is necessary).

The warranty/guarantee for Dredgesox material is for a ten (10) year period. The labor warranty for any manual adjustments needed is for a one (10) year period. Our guarantee does not include the loss of material due to 'acts of God' such as floods, fire, hurricanes, or other catastrophic events, nor does it include losses due to theft, lack of adequate irrigation, vandalism or negligence by others, or other factors outside the control of our organization.

SCHEDULE OF PAYMENT:

- 40% Mobilization Deposit.
- 40% Upon Installation of Dredgesox.
- 20% Balance Due Upon Completion of Sod.

Conditions:

1. Ownership of property is implied by CUSTOMER with acceptance of this Agreement. In the event that CUSTOMER does not expressly own the areas where the above stated services are to be provided, CUSTOMER represents that express permission of the owner is given and that authorization to commence the above mentioned services is allowed. In the event of dispute of ownership, CUSTOMER agrees to hold harmless LWM for the consequences of such services.

2. LWM shall not be responsible for acts beyond its reasonable control, including adverse soil and / or water conditions, adverse weather conditions, unavailable materials, Acts of God, war, acts of vandalism, theft or third party actions. CUSTOMER further states that neither party shall be responsible in damages or penalties for any failure or delay in performance of any of its obligations caused by above named incidences.

3. Invoices submitted for work completed shall be paid within 30 days of receipt. A finance charge of 1.500% per month or an annual percentage rate of 18.000% will be computed on all past due balances.

4. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.

5. This proposal shall be valid for 30 days.

EROSION CONTROL AGREEMENT

6. If LWM is required to enroll in any third-party compliance programs, invoicing or payment plans that asses fees in order to perform work for CUSTOMER, those charges will be invoiced back to CUSTOMER as invoiced to LWM.

7. LWM will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.

8. No alterations or modifications, oral or written, of the terms contained above shall be valid unless made in writing, and wholly accepted by authorized representatives of both LWM and the CUSTOMER.

Customer acceptance – The above prices, specifications and conditions are hereby accepted.

Ryan Bergman _____
Ryan Bergman
Lake and Wetland Management, Inc.

Authorized signature Date
_____ HO

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Cooper City, FL Code of Ordinances

Chapter 17

TRAFFIC AND MOTOR VEHICLES*

Chapter 17 TRAFFIC AND MOTOR VEHICLES

ARTICLE IV. TRAFFIC CALMING DEVICES

Sec. 17-36. Definitions.

Affected Property Owners shall mean all homeowners with lots having direct access to a public cul-de-sac or no outlet condition roadway; and all homeowners with lots adjacent to a public through street within a quarter mile of the location of a Traffic Calming Device proposed to be placed thereon.

Eligible Street shall mean a street meeting the minimum necessary criteria for the installation of a Traffic Calming Device.

Impact Area shall mean all properties abutting a cul-de-sac or no outlet street; and all property located adjacent to a public through street within a quarter mile of the location of a Traffic Calming Device proposed to be placed thereon.

Private Road shall mean a roadway owned and maintained by a private entity.

Public Road shall mean a roadway owned and maintained by the City and/or Broward County.

Traffic Calming Device shall mean, but not be limited to speed tables, traffic circles/roundabouts, traffic islands and traffic chokers/chicanes.

Sec. 17-37. Private Roads.

(A) *Application.* The entity owning or having control of a Private Road shall apply to the City for an engineering permit prior to the installation of a Traffic Calming Device. A permit application shall include the following:

- (1) A set of plans, signed and sealed by a professional engineer, demonstrating the location, size and form of the Traffic Calming Device to be installed.
- (2) A traffic study indicating that the criteria set forth in Section 17-38(B)(2) have been met. The traffic study shall be performed by a Florida licensed professional engineer.
- (3) A completed permit application form. Permit application forms shall be made available by the City Engineer.
- (4) *Permit Fee.* Permit fees shall be determined by the City and may be related to the cost of installation for the desired Traffic Calming Device.

(B) *Payment.* The applicant shall be solely responsible for all costs associated with the design, permitting, inspection, installation and maintenance of the Traffic Calming Device.

(C) *Inspection.* Traffic Calming Devices installed on Private Roads shall be subject to inspection by the City Engineer. Traffic Calming Devices deemed not to be installed in accordance with the specifications enumerated in an approved application and the provisions of this Code shall be reinstalled at the applicant's sole cost and expense.

Sec. 17-38. Public Roads.

The City shall accept petitions for the installation of Traffic Calming Devices on Public Roads.

A. *Petition to request installation of Traffic Calming Devices.* A petition for the installation of a Traffic Calming Device on a Public Road must be submitted to the City Engineer by the duly authorized representative of the Affected Property Owners within the Impact Area where the proposed Traffic Calming Device(s) is to be located. The petition should include the following:

(1) A cover letter requesting consideration for the installation of a Traffic Calming Device. The cover letter shall identify the traffic conditions that the Traffic Calming Device is intended to rectify and shall identify a single representative of the petitioners who shall be authorized to communicate with the City.

(2) A drawing depicting the Public Road and the specific locations thereon where installation of a Traffic Calming Device is sought.

(3) Signatures of Affected Property Owners located at sixty-seven (67) percent of the addresses within the projected Impact Area followed by the printed name, address, and the telephone number of each Affected Property Owner. Only one person per address will be counted toward meeting this criterion.

(4) A traffic study indicating that the speed criteria set forth in Section 17-39(B)(2)(d) have been met. The traffic study may be performed by:

(a) A Florida licensed professional engineer retained by the petitioner at petitioner's sole expense and approved by the City; or

(b) The City, at the request of the petitioner. Where the traffic study is performed by the City at the request of the petitioner, the City shall charge the petitioner a traffic study fee in an amount equal to the total costs incurred during the completion of a traffic study.

B. *Procedure for petition consideration.*

(1) Petitions shall be reviewed for completeness by the City Engineer. Petitions deemed to be incomplete shall be returned to the petitioner.

(2) The City Engineer shall evaluate completed petitions to determine whether the location of the desired Traffic Calming Device is an Eligible Street. An Eligible Street must meet each of the following criteria:

(a) The street is in an area zoned for residential use.

(b) The street is at least seven hundred fifty (750) feet long with no intersections.

(c) The street is not an alley.

(d) The observed 85th percentile speed is at least ten (10) mph over the posted or statutory speed limit.

(e) The street is not a major access route for emergency vehicles.

(f) The speed limit must be thirty (30) miles per hour or less.

(g) There are no other Traffic Calming Devices or traffic control devices, including but not limited to stop signs and traffic signals, within 600 feet of the location of the proposed Traffic Calming Device.

(C) Installation of Traffic Calming Devices on Public Roads.

(1) The installation of Traffic Calming Devices on Public Roads must be approved by the City Commission.

(2) The City Engineer shall recommend the approval or disapproval of Traffic Calming Devices to the City Commission.

(3) Approved Traffic Calming Devices shall be installed by a licensed contractor authorized to perform such work in the State of Florida and Broward County. The contractor shall be retained by the petitioner at petitioner's sole expense and shall obtain an engineering permit from the City Engineer prior to commencing work on the installation of the Traffic Calming Device. The contractor must submit plans for the installation of the Traffic Calming Device signed and sealed by a professional engineer to be incorporated into the permit. The plans shall incorporate, and conform to the requirements of the City of Cooper City Engineering Standards.

(4) The petitioner shall be solely responsible for all costs associated with the design, permitting, installation, inspection and maintenance of Traffic Calming Devices. (Ord. No. 10-8-2, §2, 8-17-10)

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**REVISED NOTICE OF MEETINGS
MONTERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Monterra Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2019 at 6:00 p.m. at the Club at Monterra, 8451 Monterra Boulevard, Cooper City, FL 33024 on the third Monday of each month as follows:

October 15, 2018
November 19, 2018
December 17, 2018
January 21, 2019
February 18, 2019
March 18, 2019
April 15, 2019
May 20, 2019
June 17, 2019
July 15, 2019
August 19, 2019
September 16, 2019

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time and location to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate via telephone. Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark at (954) 603-0033 at least two (2) calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, or 800-955-8771 (TTY)/ 800-955-8770 (Voice), for aid in contacting the District Management Company at least two (2) days prior to the date of the meetings.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George Miller
District Manager