



**CENTURY PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 5, 2025
11:00 A.M.**

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

www.centuryparccdd.org
786.347.2711 Ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
At the Renaissance Planning Office Conference Room
5757 Blue Lagoon Drive, Suite 330
Miami, Florida 33126
REGULAR BOARD MEETING
February 5, 2025
11:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Welcome and Seat Supervisors for Seats #1 and #2
- D. Administer Oaths of Office
- E. Establish Quorum
- F. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. November 6, 2024 Regular Board Meeting.....Page 2
- J. Old Business
- K. New Business
 - 1. Consider Approval of Resolution No. 2025-01 – Registered Agent Change.....Page 6
 - 2. Announcement of Miami-Dade County, Stormwater Management System, Class V, Permit New Requirements
- L. Administrative Matters
 - 1. Financial Update.....Page 8
- M. Board Member Comments
- N. Adjourn



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
141865	603908	Print Legal Ad-IPL01999750 - IPL0199975		\$664.64	2	38 L

Attention: Laura J. Archer

Century Parc Community Development District
 c/o Special District Services, Inc.
 2501A Burns Road
 Palm Beach Gardens, Florida 33410
 LArcher@sdsinc.org

CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Century Parc Community Development District will hold Regular Meetings in the Renaissance Planning Office Conference Room located at 5757 Blue Lagoon Drive, Suite 330, Miami, FL 33126 at 11:00 a.m. on the following dates:

- November 6, 2024
- February 5, 2025
- April 2, 2025
- June 4, 2025
- August 6, 2025

The purpose of these meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record. If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice. CENTURY PARC community development district
 www.centuryparcdd.org
 IPL0199975
 Oct 23 2024

**PUBLISHED DAILY
 MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared, Mary Castro, who on oath says that he/she is Custodian of Records of the The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

1 insertion(s) published on:
 10/23/24

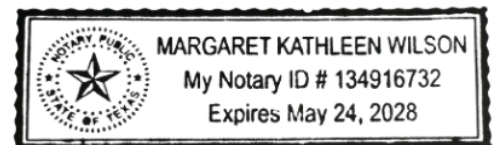
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 24th day of October in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 6, 2024**

A. CALL TO ORDER

The November 6, 2024, Regular Board Meeting of the Century Parc Community Development District (the “District”) was called to order at 11:06 a.m. at the Renaissance Planning Office located at 5757 Blue Lagoon Drive, Suite 330, Miami, Florida 33126.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 23, 2024, as part of the District’s Fiscal Year 2024/2025 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting: Chairman Nelson Avendano, Vice Chairperson Ysela Llort and Supervisor Marco Tulio Villalobos.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; and District Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. June 5, 2024, Public Hearing & Regular Board Meeting

The minutes of the June 5, 2024, Public Hearing & Regular Board Meeting were presented and the Board was asked if there were any corrections and/or additions.

There being no changes, a MOTION was made by Supervisor Llort, seconded by Supervisor Avendano and unanimously passed approving the minutes of the June 5, 2024, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Update on Results of Miami-Dade County Supervisor of Elections' 2024 Qualifying Candidates

Mrs. Perez advised, pursuant to the 2024 General Election results, two candidates had qualified unopposed for Seats #1 and #2 during the qualifying period for the 2024 General Election process as follows: Seat #1, currently held by incumbent Ysela Llort, and Seat #2, by a newly qualified Lilliam Plasencia. Board members shall assume the office on the second Tuesday following their election (effective as of November 19, 2024). This District will conduct an election of officers at the next scheduled meeting.

2. Consider Resolution No. 2024-05 – Adopting Fiscal Year 2023/2024 Amended Budget

Mrs. Perez presented Resolution No. 2024-05, entitled:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2024. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Llort, seconded by Supervisor Avendano and unanimously passed adopting Resolution No. 2024-05, adopting a Fiscal Year 2023/2024 Amended Budget.

3. Consider Resolution No. 2024-06 – Adopting Goals and Objectives

Mrs. Perez presented Resolution No. 2024-06, entitled:

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. George provided an overview of the resolution adopting goals and objectives.

A **MOTION** was made by Supervisor Llort, seconded by Supervisor Avendano and passed unanimously adopting Resolution No. 2024-06, as presented.

I. AUDITOR SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

Mrs. Perez then recessed the Regular Board Meeting and opened a meeting of the Auditor Selection Committee.

Mrs. Perez noted that the purpose of the Audit Committee Meeting was to rank and recommend, in order of preference, the auditor's proposals. She explained that Grau & Associates was the only firm that had responded. A discussion ensued after which:

A **MOTION** was made by Supervisor Llort, seconded by Supervisor Avendano and unanimously passed waiving the requirement for a minimum number of proposals and ranking Grau & Associates as Number 1, and for said qualified provider to perform the auditing services.

There being no further Audit Committee business to conduct, Mrs. Perez adjourned the Audit Committee Meeting and simultaneously reconvened the Regular Board Meeting.

A discussion ensued after which the Board, acting as the District Board, accepted the recommendation of the Audit Committee as follows:

A **MOTION** was made by Supervisor Llort, seconded by Supervisor Tulio Villalobos and unanimously passed waiving the requirement for a minimum number of proposals and approving the engagement of the auditing firm of Grau & Associates, a qualified auditing firm, to perform audits for the fiscal years ending September 30, 2024, September 30, 2025, and September 30, 2026, at the following rates:

Audit for fiscal year ended September 30, 2024, in the amount of \$3,500;

Audit for fiscal year ending September 30, 2025, in the amount of \$3,600; and

Audit for fiscal year ending September 30, 2026, in the amount of \$3,700

and further approving/authorizing District management to negotiate fees for the fiscal years ending 2027 and 2028, as proposed by Grau at \$3,800 and \$3,900, respectively, for future extension consideration.

J. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement and indicated that finances were stable and would cover anticipated budgeted expenditures. Available funds as of September 30, 2024, were \$216,317.30.

A **MOTION** was made by Supervisor Tulio Villalobos, seconded by Supervisor Llort and passed unanimously ratifying and approving the financials, as presented.

2. Accept and Receive 2024 Engineer's Report

Mrs. Perez presented the Annual Engineer's Report, which was provided in the meeting book for the Board's review.

A **MOTION** was made by Supervisor Llort, seconded by Supervisor Avendano and unanimously passed accepting and receiving the District's 2024 Annual Engineer's Report, as presented.

3. Alvarez Engineers' Recommendation on Association Pavement Repairs

Mrs. Perez advised the Board that deterioration of the pavement was reported followed by a District inspection that was conducted by District management staff and forwarded to the District Engineer’s office to inspect the specified structures and pavement which resulted in confirmation that the stormwater management structures were not in need of repairs and recommending pavement replacement/repairs to be conducted. The map and District Engineer’s recommendations were forwarded to all three (3) Associations, pursuant to the maintenance agreements that are in place, indicating that repairs need to be made. A brief discussion ensued.

4. District Counsel Update on 2024 Legislative Session

Mr. George went over the Update on the 2024 Florida Legislative Session with the Board and elaborated on the portion related to the Goals and Objectives (addressed during a previous agenda item).

5. Supplement to District Counsel Update on 2024 Legislative Session

Mr. George went over the Supplement to the Legislative Update that was presented in the meeting materials and elaborated on the newly required anti-human trafficking laws Affidavit.

K. BOARD MEMBER COMMENTS

The Board was reminded to complete their 4 hours of ethics training before the December 31, 2024, deadline.

L. ADJOURNMENT

The Regular Board Meeting was adjourned at 11:22 a.m. on a **MOTION** made by Supervisor Avendano, seconded by Supervisor Llort and passed unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chairperson

RESOLUTION 2025-01

A RESOLUTION OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

WHEREAS, Section 189.014, Florida Statutes requires that the Century Parc Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS _____5th_____ DAY OF _____February_____,
2025.**

**CENTURY PARC
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors

Century Parc
Community Development District

**Financial Report For
December 2024**

Century Parc Community Development District
Budget vs. Actual
October through December 2024

	<u>Oct - Dec 24</u>	<u>24/25 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.101 · Maintenance Assessments	38,342.48	60,602.00	-22,259.52	63.27%
369.399 · Carryover From Prior Year	0.00	9,360.00	-9,360.00	0.0%
369.401 · Interest Income	2,509.93	840.00	1,669.93	298.8%
363.820 · Debt Assessment-Paid to Trustee	-212,049.60	-330,865.00	118,815.40	64.09%
363.831 · Assessment Discounts	-12,362.24	-19,520.00	7,157.76	63.33%
363.830 · Assessment Fees	-2,966.66	-9,760.00	6,793.34	30.4%
363.810 · Debt Assessments	223,112.19	351,984.00	-128,871.81	63.39%
363.100 · Admin Assessment Income	47,572.36	75,190.00	-27,617.64	63.27%
Total Income	<u>84,158.46</u>	<u>137,831.00</u>	<u>-53,672.54</u>	<u>61.06%</u>
Expense				
511.315 · Legal Fees	1,480.00	8,000.00	-6,520.00	18.5%
511.320 · Audit Fees	0.00	3,900.00	-3,900.00	0.0%
511.310 · Engineering	0.00	3,000.00	-3,000.00	0.0%
511.122 · Payroll Expense	45.90	480.00	-434.10	9.56%
511.131 · Supervisors Fees	600.00	6,000.00	-5,400.00	10.0%
511.305 · MaintenanceContingency-Drainage	0.00	16,100.00	-16,100.00	0.0%
511.306 · Maintenance/Contingency - Roads	0.00	37,860.00	-37,860.00	0.0%
511.311 · Management Fees	8,904.00	35,616.00	-26,712.00	25.0%
511.312 · Secretarial Fees	1,050.00	4,200.00	-3,150.00	25.0%
511.450 · Insurance	6,858.00	7,000.00	-142.00	97.97%
511.480 · Legal Advertisements	664.64	2,000.00	-1,335.36	33.23%
511.512 · Miscellaneous Expense	168.03	675.00	-506.97	24.89%
511.513 · Postage and Delivery	61.32	300.00	-238.68	20.44%
511.514 · Office Supplies	81.45	575.00	-493.55	14.17%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	3,600.00	-3,600.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	499.98	2,000.00	-1,500.02	25.0%
Total Expense	<u>20,588.32</u>	<u>137,831.00</u>	<u>-117,242.68</u>	<u>14.94%</u>
Net Income	<u>63,570.14</u>	<u>0.00</u>	<u>63,570.14</u>	<u>100.0%</u>

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL REPORT
DECEMBER 2024**

	Annual Budget 10/1/24 - 9/30/25	Actual Dec-24	Year To Date Actual 10/1/24 - 12/31/24
REVENUES			
Administrative Assessments	75,190	47,572	47,572
Maintenance Assessments	60,602	38,342	38,342
Debt Assessments	351,984	223,112	223,112
Other Revenues	0	0	0
Interest Income	840	0	2,510
Total Revenues	\$ 488,616	\$ 309,026	\$ 311,536
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Maintenance/Contingency - Drainage	16,100	0	0
Maintenance/Contingency - Roads	37,860	0	0
Engineering/Inspections	3,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 56,960	\$ -	\$ -
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	0	600
Payroll Taxes (Employer)	480	0	46
Management	35,616	2,968	8,904
Secretarial	4,200	350	1,050
Legal	8,000	400	1,480
Assessment Roll	6,000	0	0
Audit Fees	3,900	0	0
Insurance	7,000	0	6,858
Legal Advertisements	2,000	0	664
Miscellaneous	675	49	168
Postage	300	45	61
Office Supplies	575	25	81
Dues & Subscriptions	175	0	175
Trustee Fees	3,600	0	0
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 80,871	\$ 4,004	\$ 20,587
Total Expenditures	\$ 137,831	\$ 4,004	\$ 20,587
REVENUES LESS EXPENDITURES	\$ 350,785	\$ 305,022	\$ 290,949
Bond Payments	(330,865)	(212,050)	(212,050)
Balance	\$ 19,920	\$ 92,972	\$ 78,899
County Appraiser & Tax Collector Fee	(9,760)	(2,967)	(2,967)
Discounts For Early Payments	(19,520)	(12,362)	(12,362)
Excess/ (Shortfall)	\$ (9,360)	\$ 77,644	\$ 63,570
Carryover from Prior Year	9,360	0	0
Net Excess/ (Shortfall)	\$ -	\$ 77,644	\$ 63,570

Bank Balance As Of 12/31/24	\$ 1,009,460.12
Accounts Payable As Of 12/31/24	\$ 216,729.12
Accounts Receivable As Of 12/31/24	\$ -
Reserve Funds - Drainage As Of 12/31/24	\$ 115,800.00
Reserve Funds - Roads As Of 12/31/24	\$ 446,900.00
Available Funds As Of 12/31/24	\$ 230,031.00

**CENTURY PARC CDD
TAX COLLECTIONS
2024-2025**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Fees	Discount	Net From Tax Collector	Admin. Assessment Income (Before Discounts & Fee)	Maint. Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	Admin. Assessment Income (After Discounts & Fee)	Maint. Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$487,786.00	\$75,192.00	\$60,603.00	\$ 351,991.00	\$75,192.00	\$60,603.00	\$351,991.00	
									\$458,504.00	\$70,679.00	\$56,960.00	\$ 330,865.00	\$70,679.00	\$56,960.00	\$330,865.00	\$330,865.00
1	1	Miami-Dade Tax Collector	12/09/24	NAV Taxes	\$ 309,027.03		\$ (2,966.66)	\$ (12,362.24)	\$ 293,698.13	\$ 47,572.36	\$ 38,342.48	\$ 223,112.19	\$ 45,209.98	\$ 36,438.55	\$ 212,049.60	\$ 212,049.60
2									\$ -							\$ -
3									\$ -							\$ -
4									\$ -							\$ -
5									\$ -							\$ -
6									\$ -							\$ -
7									\$ -							\$ -
8									\$ -							\$ -
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11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$ 309,027.03	\$ -	\$ (2,966.66)	\$ (12,362.24)	\$ 293,698.13	\$ 47,572.36	\$ 38,342.48	\$ 223,112.19	\$ 45,209.98	\$ 36,438.55	\$ 212,049.60	\$ 212,049.60

Assessment Roll = \$487,785.81

<u>Assessment Roll</u>	
Admin:	\$75,191.85
Maint:	\$60,603.20
Debt:	\$351,990.66
Total	\$487,785.71

Collections
63.35%

Note: \$487,786, \$75,192, \$60,603, and \$351,991 are 2024/2025 Budgeted assessments before discounts and fees.
\$458,504, \$70,679, \$56,960 and \$330,865 are 2024/2025 Budgeted assessments after discounts and fees.

\$ 309,027.03	\$ 293,698.13
\$ -	\$ (45,209.98)
\$ (47,572.36)	\$ (36,438.55)
\$ (38,342.48)	\$ -
\$ -	\$ (212,049.60)
\$ (223,112.19)	\$ -
\$ -	\$ -