



**WALNUT CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
FEBRUARY 21, 2023
6:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33024

www.walnutcreekcdd.org
786.347.2711 ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT
Walnut Creek Clubhouse
7500 NW 20th Street
Pembroke Pines, Florida 33024
REGULAR BOARD MEETING
February 21, 2023
6:00 p.m.

A.	Call to Order	
B.	Proof of Publication	Page 1
C.	Establish Quorum	
D.	Additions or Deletions to Agenda	
E.	Comments from the Public for Items Not on the Agenda	
F.	Approval of Minutes	
	1. January 17, 2023 Regular Meeting Minutes	Page 2
	2. January 31, 2023 Workshop Minutes	Page 14
G.	Administrative Matter	
	1. Financial Update	Page 17
H.	New/Additional Business	
	1. Consider Approval of Resolution No. 2023-01 – Electronic Signature Policy	Page 28
	2. Consider Approval of Attorney Fee Adjustments	Page 31
	3. Review & Discuss the CAS Canal Erosion Restoration Project Initial Bid Review Letter & Breakdown	Page 33
	4. CAS Update on Warranty Request to American Shoreline Regarding Identified Lake Erosion Control Failures	
	5. CAS Evaluation and Report of HOA Reported Erosion Concerns Located Behind the Clubhouse	
	6. Consider Approval of Entrance Structures Pressure Cleaning Proposals	Page 37
	7. Consider Approval of HOA Monuments Repairs Proposal	Page 43
	8. Consider Approval of HOA Monuments Ongoing Maintenance Proposal	Page 44
	9. Clarification Regarding Taft Street Entrance/Exit Street Pavers Maintenance Responsibilities	
I.	Security Systems/Services	
	1. Security Report	Page 45
	2. Welcome Newly Hired Clubhouse/On-Site Security Administrator	
	3. Update on the Caltran Engineering Traffic Study for the Taft St Visitor Entrance Trap System	
	4. Consider Approval for Changes to the Current Regions Roving Service Hours	Page 48
	5. Review the Original and Updated Regions Gate System Assessment	Page 49
	6. Review & Discuss the Regions Est. 2023-1738 Taft St Visitor Lane Trap Option (Not An Action Item)	Page 58
	7. Regions Gate System Assessment Estimates for Work that has Already been completed:	
	a. Ratify and Approve Regions Est. 2023-0782 Junction Box Replacement	Page 61
	b. Ratify and Approve Regions Est. 2023-1743 Sheridan Resident Trap Repairs	Page 62
	c. Ratify and Approve Regions Est. 2023-1744 Individualizing the Function of the Taft St Exit Gates	Page 63
	d. Ratify and Approve Regions Est. 2023-1748 Taft St Resident Entrance Loop Replacement	Page 64

- e. Ratify and Approve Regions Est. 2023-1755 CO#1 Taft St Resident Entrance Loop Replacement.....Page 65
- f. Ratify and Approve Regions Est. 2023-1751 Gate Arm Replacement(s).....Page 66
- 8. Consider Approval of Regions Proposal for Video Cameras Installation at Canal Gate Enclosure near the Intersection of NW 72nd Avenue and Sheridan.....Page 67

J. Old Business

- 1. Update on Shekinah Fence Installation Project Surrounding the Canal
- 2. Update on Pavilion Area Wall Sconce Lighting Replacement Project

K. Additional Staff Updates/Requests

- 1. Attorney
- 2. District Manager

L. Additional Board Member/Public Comments

M. Adjourn

www.walnutcreekcdd.org

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

11/03/2022

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

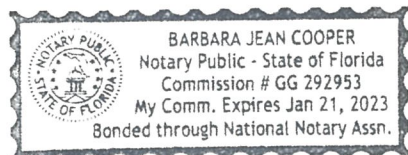
Scherrie A Thomas

Sworn to and subscribed before me this
3 day of NOVEMBER, A.D. 2022

Barbara Jean Cooper

(SEAL)

SCHERRIE A. THOMAS personally known to me



WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Walnut Creek Community Development District will hold Regular Meetings at 6:00 p.m. at the Walnut Creek Community Clubhouse, 7500 NW 20th Street, Pembroke Pines, Florida 33024 on the following dates:

November 15, 2022
January 17, 2023
February 21, 2023
April 18, 2023
May 16, 2023
June 20, 2023
August 15, 2023
September 19, 2023

The purpose of the 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 Agendas for any of the meetings may be obtained 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.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings 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.

WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT
www.walnutcreekcdd.org
11/3 22-21/0000628511B

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 17, 2023**

A. CALL TO ORDER

District Manager, Gloria Perez, called the January 17, 2023, Regular Board Meeting of the Walnut Creek Community Development District (the “District”) to order at 6:04 p.m. in the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Broward Daily Business Review* on November 3, 2022, as part of the District’s Fiscal Year 2022/2023 Meeting Schedule, as legally required.

C. WELCOME AND SEAT NEWLY ELECTED BOARD MEMBERS

Mrs. Perez welcomed and seated the incumbent Board Members:

Seat #2 Betty Ross was elected to a 4-year term via the 2022 General Election process, which expires in November 2026 and had already been provided the Oath of Office prior to this meeting.

Seat #3 Igor Fateyev (Qualified Active and Unopposed) was elected to a 4-year term of office, which expires in November 2026.

Seat # 1 *Currently held by Allen Beckmann as a Holdover, which will be declared vacant so an appointment can be made.*

D. ESTABLISH A QUORUM

Mrs. Perez determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting: Chairperson Betty Ross, Vice Chairperson Elina Levenson and Supervisors Zalman Kagan and Allan Beckmann.

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

E. DECLARE VACANCY IN SEAT #1

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Ross and unanimously passed declaring a vacancy in Seat #1, which term expires in 2026.

At approximately 6:07 p.m., Igor Fateyev arrived.

F. APPOINTMENT TO VACANCY

1. Request for Appointment Consideration Letter – Allan Beckmann

Mrs. Perez announced that Allan Beckmann, the holdover in Seat #1, had provided a letter requesting consideration for appointment to the vacant Seat, which was presented in the meeting materials for review and consideration.

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Ross and unanimously passed appointing of Allan Beckmann to fill the vacancy and unexpired term of office in Seat #1, which term expires in 2022. Mr. Beckmann had previously provided all the necessary documentation and it has been determined that he is a qualified candidate eligible for appointment.

G. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

Mrs. Perez, as Notary Public in the State of Florida, administered the Oath of Office to Allan Beckmann and Igor Fateyev. The newly seated and/or appointed Supervisors were provided with the Financial Disclosure Form-1 required for this year (2022 Form-1). Mrs. Perez also provided the newly appointed Supervisors with information regarding “Government in the Sunshine Law”, public records and conflicts of interest, along with information on the workings and benefits of a CDD and the responsibilities and duties of Board Members. Key elements were reviewed.

H. ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles of Armando Silva, Nancy Nguyen and herself regarding appointment to office and stated that nominations would be in order for Chairperson and Vice-Chair with the remaining three Supervisors being designated as Assistant Secretaries.

Supervisor Kagan nominated Betty Ross for Chairperson and Supervisor Beckmann nominated Elina Levenson for Vice Chair. The nominations were unanimous and the following slate of Officers was nominated for election:

- Chairperson – Betty Ross
- Vice Chairperson – Elina Levenson
- Assistant Secretary – Zalman Kagan
- Assistant Secretary – Igor Fateyev
- Assistant Secretary – Allen Beckmann
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Armando Silva and Nancy Nguyen (District Managers for Special District Services, Inc., in Mrs. Perez’s absence)

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Fateyev and unanimously passed electing the Slate of Officers, as nominated.

I. ADDITIONS OR DELETIONS TO THE AGENDA

Mrs. Perez announced that the Canal Project discussion was being Tabled until next meeting, as the District Engineer had advised that in the process of gathering the estimates. as directed by the Board. some of the contractors were requesting more time. It is anticipated that this information will be brought before the Board at the next meeting.

Mrs. Perez advised that the NW 72nd gates leading to the canal had yet again been vandalized and District management was directed to gather a proposal from Regions Security for the installation of a video camera that can be seen from the HOA office.

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

A gentleman in the audience requested regarding the City of Pembroke Pines' Police records. He was advised that the District did not keep those records and suggested that he contact the City of Pembroke Pines Police. No further action was necessary regarding this item.

K. APPROVAL OF MINUTES

1. November 15, 2022, Regular Board Meeting

The minutes from the November 15, 2022, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Ross and unanimously passed approving the minutes of the November 15, 2022, Regular Board Meeting, as corrected.

L. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez distributed a corrected version of the financial update via handout and they were reviewed: Monthly Financial Report-Operating Fund (actual revenues and expenditures with fund balances and availability); Check Registers; Balance Sheet; Debt Service Profit and Loss YTD Comparisons/Report(s); Tax/Assessment Collections; Expenditure Recap. Available Funds as of December 31, 2022 reflecting: \$1,956,222.93.

A motion of ratification of the financials or any further questions was requested.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Levenson and passed unanimously ratifying and approving the financials, as presented via handout (*attached hereto*).

Improvements/Emergency Fund

Mrs. Perez noted that in previous years, excess funds from the previous budget had been transferred to the Capital Improvements/Emergency Funds. Here is the breakdown using the financials presented in the meeting book:

- September 30, 2022, Operating Account balance was \$461,459;
- Assuming that \$300,000 stays in the account, \$161,459 would be eligible to be transferred to the Improvements/Emergency Fund account at this time.

Once the S-8 Canal Project commences, the allocated funds for this project or any other items that may arise can be used.

Mrs. Perez distributed corrected financials reflecting the funds from the 21-22 Budget to the S-8 Canal Reserve, changing the fund balance from \$461,459 to the current amount of \$261,459.56. She did not recommend transferring the balance, as the balance was under the recommended amount of \$300,000.

A discussion ensued amongst the Board Members after which no further action was necessary.

M. NEW/ADDITIONAL BUSINESS

1. Consider Ratification of AT&I Systems' Proposal

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Beckmann and passed unanimously ratifying Proposal No. 12984 dated December 29, 2022, in the amount of \$1,215.50 for gate system supplies and installation.

2. Consider Ratification of Regions Gate System Repairs Proposal 2023-1730

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Ross and passed unanimously ratifying Proposal No. 2023-1731, dated January 6, 2023, in the amount of \$914.40 for repairs, including the replacement of a control board, for the Taft Street residential entrance.

3. Consider Ratification of Guardhouse Refrigerator Replacement

It was noted that the warranty on the refrigerator had expired and the service call was estimated to cost more than replacing it.

A **MOTION** was made Supervisor Fateyev, seconded by Supervisor Levenson and passed unanimously ratifying the Amazon purchase made on January 8, 2023, in the amount of \$466.49 for a Frigidaire refrigerator.

4. Consider Monument Repair Proposals

<u>WC Walnut Creek CDD – Monuments Caps EFIS (Foam) Replacement with PRECAST</u>		
Arking Solutions	Cast-One	Premier Precast
Replace all the 16 Monuments EFIS (Foam) with PRECAST MOLDINGS & CAPS .		
Price: \$63,680.00	Price: \$80,000.00	Price: \$119,079.81
Arking agrees in doing this project in phases keeping the same price, i.e., \$3,980.00 per monument .	Cast-One agrees in doing this project in phases keeping the same price, but they only do a minimum of 8 monuments at the time, for a total of \$40,000.00	Premier only quoted for the whole project. They agree to provide new quotes if to do it by phases. However, they state that, due to the mobilization costs, reducing the number of monuments increases the final cost per each.
Along with the project, Arking Solutions offers to pressure washing and repair walls and paint in the monuments, at NO extra cost.		

Proposals Previously Presented for repairs needed in August 2022.

Walnut Creek CDD Monuments and Pavilion EIFS & Stucco Repairs	
Ocean Plaster & Paint Corp.	Elite Property Services
Scope: Rebuild damaged cornices with EIFS and repaint for 2 Monuments (Maple Glen & Sheridan Entrance) Stucco repair and paint for the affected area of the pavilion structure behind East Waterfall by Taft ST. Entrance.	
Total Price: \$18,100.00	Total Price: \$11,500.00
	*50% Deposit Required

Proposals Previously Presented for repairs needed in August 2022.

The Board reviewed the options for the monument repairs and directed District management to negotiate with the HOA, as done in the past, for two 1 options; the first to repair the existing conditions of the monuments and a second proposal for the regular maintenance of the monuments moving forward.

5. Consider Guardhouse Awning Proposals

Walnut Creek CDD - Awning for Guardhouse			
AVH Services	Thompson Architectural / Awnings of Hollywood	Vita Contractors	Mega Awning
Provide and install a MOTORIZED 8.6" x 4.9" retractable awning (Textilene 80 Fabric), for the area illustrated in the picture attached. *Color Options attached.			Provide and install a MANUAL 9" x 4.9" (approx.) retractable awning (coastline plus), for the area illustrated in the picture attached. **Color Options attached.
1 year warranty on materials and labor.	5-year warranty.	5-year warranty on materials 1 year warranty on workmanship	2 years warranty on workmanship.
Base Price: \$8,200.00 Plus Options below, if selected.	Base Price: \$7,200.00 Including the power outlet by their electrician (see below). Excluding the permitting options (See exclusions below).	Base Price: \$4,325.00 Plus Options below, if selected.	Total Price: \$800.00
Power Outlet by their Electrician (optional): \$1,900.00 of the total price above.	Power Outlet by their Electrician (Not optional): \$2,000.00 (included in presented price).	Power Outlet by their Electrician (optional): \$900.00 of the total price above.	MANUAL. No power/electrician work needed.
Permit services if required: \$2,500.00 (Excluding any County or City Fees).	Permit services if required: \$75.00 per hour . (Excluding any County or City Fees). \$2,500.00 CAD Drawing and Engineering (if applicable).	Permit services if required: \$1000.00 (Excluding any County or City Fees).	No permit required for manual awning. No Option Offered.
Total price: \$12,600.00 Total if all options are selected.	Total price: \$9,700.00 Total if all options are selected. (+ \$75.00 per hour on permit processing).	Total price: \$6,225.00 Total if all options are selected.	Total Price: \$800.00

The Board discussed the presented options. No further actions will be taken regarding this item.

6. Discussion Regarding Identified Lake Erosion Control Failures

Mrs. Perez advised the Board that lake erosion control failures had been identified during a District inspection and were forwarded to the District Engineer. She also provided the email update shown below prior to this evening's meeting.

We have been to the field to inspect and will be providing our report the first of the week. Based on our site visit, we are seeing failures at additional locations as well. We will likely recommend notifying the contractor of the failures as I believe there was a 10-year guarantee which has not expired.

Please watch for our report next week.

Have a great weekend!

Steve

Stephen C. Smith, P.E.

President

CRAIG A. SMITH & ASSOCIATES

21045 Commercial Trail

Boca Raton, Florida 33486

(561) 314-4445 Ext. 212

Mrs. Perez advised the Board that she had forwarded the memo to the District Engineer, detailing the approved method for similar warranty repairs that had previously been addressed by Jim Orth.

7. Consider Caltran Engineering Group Proposal for Taft Street Visitor Entrance Services

Mrs. Perez presented the Caltran Engineering Group Proposal for the Taft Street Visitor Entrance Services via handout, as it was received earlier today. The proposal consists of a Traffic Study in the amount of \$5,000 and Plans and Specification for an additional \$7,000.

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Kagan and passed unanimously approving the Caltran Engineering Group proposal in the amount of \$12,000 which breaks down to \$5,000 for a traffic study and \$7,000 for plans and specifications; and further directs District Counsel to prepare an agreement and for District management to execute same on behalf of the District.

8. Consider Pavilion Area Wall Sconce Lighting Replacement

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Fateyev and passed unanimously approving the Tirone Electric proposal dated January 9, 2023, in the amount of \$1,390 for item no. NUVO 60-533 for the replacement of eight (8) wall sconces at the east waterfall pavilion.

N. SECURITY SYSTEMS/SERVICES

1. Security Report

Mr. Rivero from Regions provided data via a handout for review. He noted that the gate systems had experienced several breakdowns between the months of November 2022 and December 2022 and the gate maintenance was turned over to Regions as of January 1, 2023. He added that Regions would process unmarked delivery vehicles such as FedEx, UPS, etc., without calling the resident, but rather would register the vehicle to the appropriate residence, unless the Board had objections.

Supervisor Fateyev asked about the possibility of an Amazon system integration and Mr. Rivero mentioned that he would look into this.

2. Discussion Regarding Visitor Entrance Gate Incident of December 28, 2022

The Regions report was presented in the meeting book and the information provided by Lourdes Eugene was presented via handout, as it was received after the meeting books had been distributed. Additionally, Mrs. Perez distributed the footage of the incident via e-mail prior to the meeting for Board review.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Beckmann and passed unanimously authorizing the settlement payment for Ms. Eugene in the amount of \$553; simultaneously authorizing District Counsel to prepare a General Release of All Claims for finalization prior to the District release of funds.

3. Update on Agreement between the District and HOA for Security Administrative Services

Mrs. Perez provided an update, indicating that redlines had recently been submitted by Association counsel for District Counsel review.

O. OLD BUSINESS

1. Update on Shekinah Fence Installation Project Surrounding the Canal

Mrs. Perez provided an update indicating that the process had been delayed due to misplaced documentation within the Building Department. The District is working with Shekinah Fence to resubmit the documentation.

P. ADDITIONAL STAFF UPDATES/REQUESTS

1. Attorney

There were no additional updates from the attorney.

2. District Manager

The Board was reminded of the upcoming Workshop scheduled for Tuesday, January 31, 2023, at 6:00 p.m.

Q. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS

Mrs. Perez was directed to obtain pricing from Regions for cameras to be installed at the corner of NW 72nd Avenue and Sheridan, facing the gate that has been vandalized multiple times.

Mrs. Perez will look into the current licensing agreement between the District and the Association in order to determine who is responsible for the road maintenance at the Sheridan and Taft paved areas.

R. ADJOURNMENT

There being no further business to come before the Board a **MOTION** was made by Supervisor Ross, seconded by Supervisor Levenson and passed unanimously adjourning the meeting at 7:52 p.m.

ATTESTED BY:

Secretary /Assistant Secretary

Chairman/Vice-Chair

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
SEPTEMBER 2022**

	Annual Budget 10/1/21 - 9/30/22	Actual Sep-22	Year To Date Actual 10/1/21 - 9/30/22
REVENUES			
ADMINISTRATIVE ASSESSMENTS	162,648	56	163,721
MAINTENANCE ASSESSMENTS	1,116,372	0	1,115,379
DEBT ASSESSMENTS (2010)	130,015	0	129,938
OTHER REVENUE	0	0	3,999
INTEREST INCOME	1,500	16	201
TOTAL REVENUES	\$ 1,410,535	\$ 72	\$ 1,413,238
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	6,000	0	6,600
PAYROLL TAXES (EMPLOYER)	480	0	505
ENGINEERING	35,000	0	11,973
LEGAL FEES	19,000	525	23,380
AUDIT FEES	3,800	0	3,900
MANAGEMENT	46,284	3,857	46,284
POSTAGE	1,250	725	1,941
OFFICE SUPPLIES/PRINTING	5,750	937	3,699
INSURANCE	14,000	0	15,252
LEGAL ADVERTISING	1,300	0	771
MISCELLANEOUS	9,000	494	5,932
DUES & SUBSCRIPTIONS	175	0	175
ASSESSMENT ROLL	7,500	7,500	7,500
TRUSTEE FEES	2,500	0	1,420
CONTINUING DISCLOSURE FEE	350	350	350
WEBSITE MANAGEMENT	2,000	167	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 154,389	\$ 14,555	\$ 131,682
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	0	5,000
OPERATIONS MANAGEMENT	12,000	1,000	12,000
SECURITY SERVICES	317,000	23,713	316,898
SECURITY SERVICES - ABDI	12,000	810	10,380
SECURITY CAMERAS & MAINTENANCE	5,000	0	14,804
TELEPHONE	10,500	863	11,385
ELECTRIC	80,000	7,033	81,069
WATER & SEWAGE	17,000	1,026	10,107
GUARD HOUSE - VISITOR PASSES	6,700	0	1,908
GATE SYSTEM MAINTENANCE	26,000	1,082	23,717
GUARD HOUSE INT/EXT MAINTENANCE	12,500	4,996	32,474
LAKE & PRESERVE MAINTENANCE	41,000	2,838	36,905
SIGNAGE	2,000	0	0
STREETLIGHT MAINTENANCE	5,000	0	190
WATERFALL MAINTENANCE	60,000	4,650	74,242
HOLIDAY LIGHTING	6,600	4,995	8,286
LAKE RESTORATION & MAINTENANCE	5,000	0	7,790

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
SEPTEMBER 2022**

	Annual Budget 10/1/21 - 9/30/22	Actual Sep-22	Year To Date Actual 10/1/21 - 9/30/22
IGUANA REMOVAL SERVICES	27,000	2,242	26,900
MISCELLANEOUS MAINTENANCE	5,000	317	7,053
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	74,800	0	25,210
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES	14,000	0	0
HEADWALL STABILIZATION PROJECT	10,000	0	0
LAKE SLOPE SOIL MAINTENANCE	10,000	0	0
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	285,290	0	8,010
TAFT STREET STRUCTURE MAINTENANCE	0	0	8,402
TOTAL MAINTENANCE EXPENDITURES	\$ 1,049,390	\$ 55,565	\$ 722,730
TOTAL EXPENDITURES	\$ 1,203,779	\$ 70,120	\$ 854,412
EXCESS OR (SHORTFALL)	\$ 206,756	\$ (70,048)	\$ 558,826
PAYMENT TO TRUSTEE (2010)	(122,214)	0	(122,564)
BALANCE	\$ 84,542	\$ (70,048)	\$ 436,262
COUNTY APPRAISER & TAX COLLECTOR FEE	(28,181)	0	(27,123)
DISCOUNTS FOR EARLY PAYMENTS	(56,361)	0	(52,778)
EXCESS/ (SHORTFALL)	\$ -	\$ (70,048)	\$ 356,361
FUNDS FROM IMPROVEMENT ACCOUNT (FOR S-8 CANAL PROJECT)	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (70,048)	\$ 356,361

**Note: Reserves Set-Up For Un-Used Budgeted Fiscal Year 2020/2021 & 2021/2022 Maintenance Projects.
Improvement/Emergency Funds May Be Needed To Fund A Portion Of The Projects.**

Bank Balance As Of 9/30/22	\$ 993,591.66
Accounts Payable As Of 9/30/22	\$ 112,387.68
Accounts Receivable As Of 9/30/22	\$ 1,255.58
Reserve For Headwall Stabilization As Of 9/30/22	\$ 50,000.00
Reserve For Lake Slope Soil Maintenance As Of 9/30/22	\$ 20,000.00
Reserve For Stormwater Maint/Pipe Replacement As Of 9/30/22	\$ 91,000.00
Reserve For S-8 Canal Reconstruction As Of 9/30/22	\$ 460,000.00
Operating Account Available Funds As Of 9/30/22	\$ 261,459.56
Improvements/Emergency Funds As Of 9/30/22	\$ 873,615.75
Total Available Funds As Of 9/30/22	\$ 1,135,075.31

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
DECEMBER 2022**

	Annual Budget 10/1/22 - 9/30/23	Actual Dec-22	Year To Date Actual 10/1/22 - 12/31/22
REVENUES			
ADMINISTRATIVE ASSESSMENTS	178,871	125,097	149,291
MAINTENANCE ASSESSMENTS	1,100,128	769,706	918,567
DEBT ASSESSMENTS (2010)	130,015	90,989	108,586
OTHER REVENUE	0	0	1,201
INTEREST INCOME	1,500	0	6,495
TOTAL REVENUES	\$ 1,410,514	\$ 985,792	\$ 1,184,140
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	10,000	1,200	1,200
PAYROLL TAXES (EMPLOYER)	800	92	92
ENGINEERING	45,000	0	2,510
LEGAL FEES	19,000	0	0
AUDIT FEES	4,000	0	3,031
MANAGEMENT	47,664	3,972	11,916
POSTAGE	1,250	57	145
OFFICE SUPPLIES/PRINTING	5,700	162	191
INSURANCE	14,000	0	16,536
LEGAL ADVERTISING	1,200	0	120
MISCELLANEOUS	9,000	2,064	2,421
DUES & SUBSCRIPTIONS	175	0	175
ASSESSMENT ROLL	7,500	0	0
TRUSTEE FEES	2,000	1,420	1,420
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 169,639	\$ 9,134	\$ 40,257
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	1,000	4,500
OPERATIONS MANAGEMENT	12,000	0	1,000
SECURITY SERVICES	405,760	2,514	54,638
SECURITY SERVICES - ABDI	12,000	0	810
SECURITY CAMERAS & MAINTENANCE	8,000	23,854	23,854
SECURITY ONLINE SOLUTIONS	12,800	0	0
TELEPHONE	11,000	883	2,617
ELECTRIC	82,500	6,953	20,509
WATER & SEWAGE	17,000	563	2,366
GUARD HOUSE - VISITOR PASSES	6,700	0	0
GATE SYSTEM MAINTENANCE	30,000	2,239	6,683
GATEHOUSE MAINTENANCE	0	2,048	3,061
GUARD HOUSE INT/EXT MAINTENANCE	22,500	0	0
LAKE & PRESERVE MAINTENANCE	45,000	2,838	8,514
SIGNAGE	2,000	0	0
STREETLIGHT MAINTENANCE	5,000	0	0
WATERFALL MAINTENANCE	75,000	4,907	14,972

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
DECEMBER 2022**

	Annual Budget 10/1/22 - 9/30/23	Actual Dec-22	Year To Date Actual 10/1/22 - 12/31/22
HOLIDAY LIGHTING	10,000	0	4,995
LAKE RESTORATION & MAINTENANCE	0	0	0
IGUANA REMOVAL SERVICES	27,000	0	2,242
MISCELLANEOUS MAINTENANCE	10,000	0	12
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	74,800	0	0
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES	14,000	0	0
HEADWALL STABILIZATION PROJECT	10,000	0	0
LAKE SLOPE SOIL MAINTENANCE	10,000	0	0
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	80,000	0	0
TREE TRIMMING SERVICES	0	0	0
OPERATING RESERVE/CONTINGENCY	26,060	0	0
TAFT STREET STRUCTURE MAINTENANCE	20,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 1,034,120	\$ 47,799	\$ 150,773
TOTAL EXPENDITURES	\$ 1,203,759	\$ 56,933	\$ 191,030
EXCESS OR (SHORTFALL)	\$ 206,755	\$ 928,859	\$ 993,110
PAYMENT TO TRUSTEE (2010)	(122,214)	(85,602)	(102,147)
BALANCE	\$ 84,541	\$ 843,257	\$ 890,963
COUNTY APPRAISER & TAX COLLECTOR FEE	(28,180)	(18,927)	(22,586)
DISCOUNTS FOR EARLY PAYMENTS	(56,361)	(39,432)	(47,174)
EXCESS/ (SHORTFALL)	\$ -	\$ 784,898	\$ 821,203
FUNDS FROM IMPROVEMENT ACCOUNT (FOR S-8 CANAL PROJECT)	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 784,898	\$ 821,203

**Note: Reserves Set-Up For Un-Used Budgeted Fiscal Year 2020/2021 & 2021/2022 Maintenance Projects.
Improvement/Emergency Funds May Be Needed To Fund A Portion Of The Projects.**

Bank Balance As Of 12/31/22	\$ 1,861,973.31
Accounts Payable As Of 12/31/22	\$ 162,707.99
Accounts Receivable As Of 12/31/22	\$ 1,200.00
Reserve For Headwall Stabilization As Of 12/31/22	\$ 50,000.00
Reserve For Lake Slope Soil Maintenance As Of 12/31/22	\$ 20,000.00
Reserve For Stormwater Maint/Pipe Replacement As Of 12/31/22	\$ 91,000.00
Reserve For S-8 Canal Reconstruction As Of 12/31/22	\$ 460,000.00
Operating Account Available Funds As Of 12/31/22	\$ 1,079,465.32
Improvements/Emergency Funds As Of 12/31/22	\$ 876,757.61
Total Available Funds As Of 12/31/22	\$ 1,956,222.93

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
SECURITY WORKSHOP
JANUARY 31, 2023**

A. CALL TO ORDER

District Manager, Gloria Perez, called the January 31, 2023, Security Workshop of the Walnut Creek Community Development District (the “District”) to order at 6:05 p.m. in the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Security Workshop had been published in the *Broward Daily Business Review* on January 20, 2023, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting: Chairperson Betty Ross, Vice Chairperson Elina Levenson and Supervisors Zalman Kagan, Allan Beckmann and Igor Fateyev.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.

Also present were the following:

Members of the Association Board present were:

Alte Glazer
Patrick Sabbatino
Alison Saffold
Faye Sossonko
Shmuel Rudski

Also present were Cliff Cole, Association Property Manager and Shay Davidov, a District resident; and Brian Ruiz of Regions Security

D. DISCUSSION REGARDING SECURITY SERVICES

Several discussions ensued including discussions regarding the following: security services currently being rendered; review of data provided by Regions Security reflecting the number of vehicles processed through the Taft visitor entrance; the number of residents not registered in the system; the number of residents currently using the Taft visitor entrance; and Board Members being unhappy with the maintenance of the gate systems to date.

E. DISCUSSION REGARDING ROVER SERVICES AND HOURS

A lengthy discussion ensued regarding the Rover services and the request from the public for additional roving services. Clarification was made that the District would not be able to pay for services being rendered for the Association, such as parking violation, etc.

No decisions were made during this meeting, but each of the Board Members provided their opinion as to the additional roving services, to wit:

Ross – In favor of additional roving services;

Levenson – Okay with current nighttime schedule;

Fateyev – In favor of additional hours and later added that he agreed with Mr. Beckmann's recommendation of hours from 5 p.m. to 7 a.m.;

Beckmann – In favor of additional hours and recommended from 5 p.m. to 7 a.m.;

Kagan - Okay with current nighttime schedule for now;

Glazer - Okay with current nighttime schedule for now;

Sossonko - Okay with current nighttime schedule, but suggested a few additional hours, such as 7 p.m. to 7 a.m.;

Sabbatino - Okay with current nighttime schedule for now;

Saffold – In favor of additional hours, such as 7 p.m. to 7 a.m.; and

Rudski - In favor of additional hours, such as 7 p.m. to 7 a.m.

Both Boards expressed concern with regard to the current roving services not being noticeable due to not having the lights on and that the current lights were not substantial enough to provide a presence of security. Mr. Ruiz stated that he would investigate this matter to see what could be done. It was noted that the on-site admin would review the roving activity on daily basis.

F. DISCUSSION REGARDING HOA ON-SITE SECURITY ADMINISTRATIVE SERVICE

It was confirmed that the agreement between the District and the Association for the HOA On-Site Security Administration Services was finalized and that the Association's new hire was scheduled to start working on February 6, 2023. All the services being provided under this agreement were reviewed and discussed.

G. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS

Mr. Shay Davidov brought up a vehicle theft that he had recently experienced. He noted that he would like for the Boards to consider additional roving and be stationed manned guards at the entrance points.

Additional discussions consisted of clarifications as to security responsibilities, Pembroke Pines Police services within the District, security related entry system modifications such as trap systems.

H. ADJOURNMENT

There being no further business to be addressed, a MOTION was made by Supervisor Ross, seconded by Supervisor Levenson and passed unanimously adjourning the Security Workshop at 7:49 p.m.
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ATTESTED BY:

Secretary /Assistant Secretary

Chairman/Vice-Chair

Walnut Creek
Community Development District

**Financial Report For
January 2023**

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
JANUARY 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Jan-23	Year To Date Actual 10/1/22 - 1/31/23
REVENUES			
ADMINISTRATIVE ASSESSMENTS	178,871	2,724	165,963
MAINTENANCE ASSESSMENTS	1,100,128	12,952	1,017,341
DEBT ASSESSMENTS (2010)	130,015	1,531	120,262
OTHER REVENUE	0	0	1,235
INTEREST INCOME	1,500	0	9,052
TOTAL REVENUES	\$ 1,410,514	\$ 17,207	\$ 1,313,853
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	10,000	0	1,200
PAYROLL TAXES (EMPLOYER)	800	0	92
ENGINEERING	45,000	0	2,770
LEGAL FEES	19,000	0	3,431
AUDIT FEES	4,000	0	0
MANAGEMENT	47,664	3,972	15,888
POSTAGE	1,250	135	281
OFFICE SUPPLIES/PRINTING	5,700	15	206
INSURANCE	14,000	0	16,536
LEGAL ADVERTISING	1,200	0	120
MISCELLANEOUS	9,000	803	3,224
DUES & SUBSCRIPTIONS	175	0	175
ASSESSMENT ROLL	7,500	0	0
TRUSTEE FEES	2,000	0	1,420
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	667
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 169,639	\$ 5,092	\$ 46,010
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	1,000	5,500
OPERATIONS MANAGEMENT	12,000	0	1,000
SECURITY SERVICES	405,760	22,223	98,261
SECURITY SERVICES - ABDI	12,000	0	810
SECURITY CAMERAS & MAINTENANCE	8,000	0	23,854
SECURITY ONLINE SOLUTIONS	12,800	0	0
TELEPHONE	11,000	916	3,533
ELECTRIC	82,500	8,199	28,708
WATER & SEWAGE	17,000	643	3,009
GUARD HOUSE - VISITOR PASSES	6,700	0	0
GATE SYSTEM MAINTENANCE	30,000	1,814	8,497
GATEHOUSE MAINTENANCE	0	0	0
GUARD HOUSE INT/EXT MAINTENANCE	22,500	1,601	4,661
LAKE & PRESERVE MAINTENANCE	45,000	2,960	11,474
SIGNAGE	2,000	0	0
STREETLIGHT MAINTENANCE	5,000	0	0
WATERFALL MAINTENANCE	75,000	4,650	19,622

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
JANUARY 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Jan-23	Year To Date Actual 10/1/22 - 1/31/23
HOLIDAY LIGHTING	10,000	0	4,995
LAKE RESTORATION & MAINTENANCE	0	0	0
IGUANA REMOVAL SERVICES	27,000	2,242	8,966
MISCELLANEOUS MAINTENANCE	10,000	3,760	3,772
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	74,800	0	0
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES	14,000	0	0
HEADWALL STABILIZATION PROJECT	10,000	0	0
LAKE SLOPE SOIL MAINTENANCE	10,000	0	0
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	80,000	0	0
TREE TRIMMING SERVICES	0	0	0
OPERATING RESERVE/CONTINGENCY	26,060	0	0
TAFT STREET STRUCTURE MAINTENANCE	20,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 1,034,120	\$ 50,008	\$ 226,662
TOTAL EXPENDITURES	\$ 1,203,759	\$ 55,100	\$ 272,672
EXCESS OR (SHORTFALL)	\$ 206,755	\$ (37,893)	\$ 1,041,181
PAYMENT TO TRUSTEE (2010)	(122,214)	(1,454)	(113,173)
BALANCE	\$ 84,541	\$ (39,347)	\$ 928,008
COUNTY APPRAISER & TAX COLLECTOR FEE	(28,180)	(322)	(25,023)
DISCOUNTS FOR EARLY PAYMENTS	(56,361)	(513)	(51,789)
EXCESS/ (SHORTFALL)	\$ -	\$ (40,182)	\$ 851,196
FUNDS FROM IMPROVEMENT ACCOUNT (FOR S-8 CANAL PROJECT)	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (40,182)	\$ 851,196

**Note: Reserves Set-Up For Un-Used Budgeted Fiscal Year 2020/2021 & 2021/2022 Maintenance Projects.
Improvement/Emergency Funds May Be Needed To Fund A Portion Of The Projects.**

Bank Balance As Of 1/31/23	\$ 1,927,574.87
Accounts Payable As Of 1/31/23	\$ 199,810.30
Accounts Receivable As Of 1/31/23	\$ 1,200.00
Reserve For Headwall Stabilization As Of 1/31/23	\$ 50,000.00
Reserve For Lake Slope Soil Maintenance As Of 1/31/23	\$ 20,000.00
Reserve For Stormwater Maint/Pipe Replacement As Of 1/31/23	\$ 91,000.00
Reserve For S-8 Canal Reconstruction As Of 1/31/23	\$ 460,000.00
Operating Account Available Funds As Of 1/31/23	\$ 1,107,964.57
Improvements/Emergency Funds As Of 1/31/23	\$ 878,306.95
Total Available Funds As Of 1/31/23	\$ 1,986,271.52

Walnut Creek Community Development District
Budget vs. Actual
October 2022 through January 2023

	Oct 22 - Jan 23	22/23 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	165,962.64	178,871.00	-12,908.36	92.78%
01-3200 · Maintenance Assessment	1,017,341.15	1,100,128.00	-82,786.85	92.48%
01-3811 · Debt Assessments (Series 2010)	120,262.20	130,015.00	-9,752.80	92.5%
01-3821 · Debt Assess-Paid To Trustee-10	-113,172.65	-122,214.00	9,041.35	92.6%
01-3830 · Assessment Fees	-25,023.18	-28,180.00	3,156.82	88.8%
01-3831 · Assessment Discounts	-51,788.58	-56,361.00	4,572.42	91.89%
01-9400 · Miscellaneous Revenue	1,235.26	0.00	1,235.26	100.0%
01-9410 · Interest Income	9,051.94	1,500.00	7,551.94	603.46%
Total Income	1,123,868.78	1,203,759.00	-79,890.22	93.36%
Expense				
01-1307 · Payroll tax expense	91.80	800.00	-708.20	11.48%
01-1308 · Supervisor Fees	1,200.00	10,000.00	-8,800.00	12.0%
01-1310 · Engineering	2,770.00	45,000.00	-42,230.00	6.16%
01-1311 · Management Fees	15,888.00	47,664.00	-31,776.00	33.33%
01-1315 · Legal Fees	3,430.74	19,000.00	-15,569.26	18.06%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	0.00	4,000.00	-4,000.00	0.0%
01-1450 · Insurance	16,536.00	14,000.00	2,536.00	118.11%
01-1480 · Legal Advertisements	120.49	1,200.00	-1,079.51	10.04%
01-1512 · Miscellaneous	3,223.90	9,000.00	-5,776.10	35.82%
01-1513 · Postage and Delivery	280.80	1,250.00	-969.20	22.46%
01-1514 · Office Supplies	206.30	5,700.00	-5,493.70	3.62%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	1,420.00	2,000.00	-580.00	71.0%
01-1551 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
01-1570 · Website Management	666.64	2,000.00	-1,333.36	33.33%
01-1601 · Security Services	98,260.87	405,760.00	-307,499.13	24.22%
01-1604 · Guardhouse Int/Ext Maintenance	4,661.34	22,500.00	-17,838.66	20.72%
01-1605 · Gate System Maintenance	8,497.25	30,000.00	-21,502.75	28.32%
01-1606 · Guard house-Visitor Passes	0.00	6,700.00	-6,700.00	0.0%
01-1608 · Security Services - ABDI	810.00	12,000.00	-11,190.00	6.75%
01-1609 · Security Cameras & Maintenance	23,854.40	8,000.00	15,854.40	298.18%
01-1610 · Security Online Solutions	0.00	12,800.00	-12,800.00	0.0%
01-1803 · Lake & Preserve Maintenance	11,474.00	45,000.00	-33,526.00	25.5%
01-1805 · Stormwater Mgt/Pipe Replacement	0.00	74,800.00	-74,800.00	0.0%
01-1812 · Signs	0.00	2,000.00	-2,000.00	0.0%
01-1814 · Electricity	28,707.66	82,500.00	-53,792.34	34.8%
01-1815 · Miscellaneous Maintenance	3,771.24	10,000.00	-6,228.76	37.71%
01-1816 · Telephone	3,533.12	11,000.00	-7,466.88	32.12%
01-1817 · Water & sewer	3,009.34	17,000.00	-13,990.66	17.7%
01-1818 · Field Management	5,500.00	5,000.00	500.00	110.0%
01-1821 · Waterfall Maintenance	19,622.00	75,000.00	-55,378.00	26.16%
01-1825 · Tree Trimming Services	0.00	5,000.00	-5,000.00	0.0%
01-1826 · Holiday Lighting	4,995.00	10,000.00	-5,005.00	49.95%

Walnut Creek Community Development District
Budget vs. Actual
October 2022 through January 2023

	Oct 22 - Jan 23	22/23 Budget	\$ Over Budget	% of Budget
01-1835 · Pressure Clean & Paint Ext Strc	0.00	14,000.00	-14,000.00	0.0%
01-1839 · Iguana Removal Services	8,966.68	27,000.00	-18,033.32	33.21%
01-1840 · Headwall Stabilization Project	0.00	10,000.00	-10,000.00	0.0%
01-1841 · Lake Slope Soil Maintenance	0.00	10,000.00	-10,000.00	0.0%
01-1842 · S-8 Canal Reconstructn-Eng Dsgn	0.00	80,000.00	-80,000.00	0.0%
01-1843 · Taft Street Structure Maint	0.00	20,000.00	-20,000.00	0.0%
01-1899 · Operating Maint Resrve/Contngcy	0.00	26,060.00	-26,060.00	0.0%
01-2311 · Operations Management	1,000.00	12,000.00	-11,000.00	8.33%
Total Expense	272,672.57	1,203,759.00	-931,086.43	22.65%
Net Income	851,196.21	0.00	851,196.21	100.0%

Walnut Creek Community Development District
Check Register
January 2023

Date	Reference	Vendor	Amount
1/5/2023	1-1	Billing, Cochran, Lyles, Mauro, & Ramsey	2,250.00
1/5/2023	1-2	Comcast (Voice 8931)	152.48
1/5/2023	1-3	Crystal Springs	12.95
1/6/2023	1-4	1st Solution Pest Control	140.00
1/6/2023	1-5	Allstate Resource Management, Inc.	2,838.00
1/6/2023	1-6	Arking Solutions Inc	800.00
1/6/2023	1-7	AT&I Systems	180.00
1/6/2023	1-8	City of Pembroke Pines	550.30
1/6/2023	1-9	Craig A Smith & Associates LLC	2,510.00
1/6/2023	1-10	Crystal Pool Service Inc	4,908.00
1/6/2023	1-11	FPL	6,953.04
1/6/2023	1-12	Regions Security	23,352.44
1/6/2023	1-13	Shekinah Fence Services LLC	150.00
1/6/2023	1-14	Special District Services	5,612.92
1/9/2023	1-15	AT&I Systems	1,215.50
1/9/2023	1-16	Broward County Property Appraiser	1,790.00
1/9/2023	1-17	Comcast (8939)	365.13
1/9/2023	1-18	Comcast (9044)	365.13
1/9/2023	1-19	Hancock Bank (Trustee Fee)	1,420.00
TOTAL			55,565.89

Walnut Creek Community Development District
Expenditures
January 2023

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Expenditures					
01-1311 · Management Fees					
	01/31/2023	2023-0062	Special District Services	management fee January 2023	3,972.00
Total 01-1311 · Management Fees					3,972.00
01-1512 · Miscellaneous					
	01/31/2023	2023-0062	Special District Services	Document Storage December 2022	67.49
	01/31/2023	2023-0062	Special District Services	travel December 2022	181.50
	01/31/2023	01-31-2023	Lourdes Eugene	mutual general release of all claims	553.73
Total 01-1512 · Miscellaneous					802.72
01-1513 · Postage and Delivery					
	01/31/2023	2023-0062	Special District Services	FedEx December 2022	135.36
Total 01-1513 · Postage and Delivery					135.36
01-1514 · Office Supplies					
	01/31/2023	2023-0062	Special District Services	copier charges December 2022	15.00
Total 01-1514 · Office Supplies					15.00
01-1570 · Website Management					
	01/31/2023	2023-0062	Special District Services	website fee January 2023	166.66
Total 01-1570 · Website Management					166.66
01-1601 · Security Services					
	01/09/2023	27052	Regions Security	security services 01/01/2023 - 01/31/2023	825.00
	01/31/2023	27276	Regions Security	service period 01/01/23 - 01/31/23	21,397.70
Total 01-1601 · Security Services					22,222.70
01-1604 · Guardhouse Int/Ext Maintenance					
	01/05/2023	16YW-J1YC-HJWV	Amazon Capital Services	soap dispenser	27.70
	01/06/2023	1RXH-1LV4-KNMR	Amazon Capital Services	refrigerator for guardhouse	466.49
	01/10/2023	53249	Tirone Electric	retrofit 2 poles by Sheridn St entrance to LED	610.00
	01/18/2023	1PPT-L74T-GCKW	Amazon Capital Services	trash can for guardhouse	51.59
	01/25/2023	21002	Richie Rich Services LLC	AC service	445.00
Total 01-1604 · Guardhouse Int/Ext Maintenance					1,600.78
01-1605 · Gate System Maintenance					
	01/20/2023	27127	Regions Security	Taft St visitor gate arm remounting x 2	900.00
	01/20/2023	27128	Regions Security	Taft St resident vehicle entrance card access diagnostic	914.40
Total 01-1605 · Gate System Maintenance					1,814.40
01-1803 · Lake & Preserve Maintenance					
	01/01/2023	190661	Allstate Resource Management, Inc.	mitigation area maintenance & lake mgmt services Jan 2023	2,960.00
Total 01-1803 · Lake & Preserve Maintenance					2,960.00
01-1814 · Electricity					
	01/19/2023	63714-09001 0123	FPL	acct# 63714-09001 12/17/22 - 01/19/23	34.53

Walnut Creek Community Development District
Expenditures
January 2023

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
	01/19/2023	63522-34022 0123	FPL	acct# 63522-34022 12/17/22 - 01/19/23	289.86
	01/19/2023	91603-83023 0123	FPL	acct# 91603-83023 12/17/22 - 01/19/23	1,280.43
	01/19/2023	04574-72025 0123	FPL	acct# 04574-72025 12/17/22 - 01/19/23	567.44
	01/19/2023	54061-43023 0123	FPL	acct# 54061-43023 12/17/22 - 01/19/23	109.43
	01/19/2023	36358-71365 0123	FPL	acct# 36358-71365 12/17/22 - 01/19/23	5,917.36
Total 01-1814 · Electricity					<u>8,199.05</u>
01-1815 · Miscellaneous Maintenance					
	01/13/2023	84197	Turf Management	repair rock & dirt runoff into fountains at main entrance	<u>3,760.00</u>
Total 01-1815 · Miscellaneous Maintenance					<u>3,760.00</u>
01-1816 · Telephone					
	01/15/2023	163879887	Comcast (Voice 8931)	acct# 904688931 inv# 163879887 (01/15/23 - 02/14/23)	164.58
	01/24/2023	8495751000519044	Comcast (9044)	acct# 8495751000519044 (02/4/23 - 03/3/23)	375.56
	01/24/2023	8495751000518939	Comcast (8939)	acct# 8495751000518939 (02/4/23 - 03/3/23)	<u>375.56</u>
Total 01-1816 · Telephone					<u>915.70</u>
01-1817 · Water & sewer					
	01/18/2023	21393886 911823	Crystal Springs	water for guardhouse	27.47
	01/24/2023	536646-248298	City of Pembroke Pines	1800 NW 76 Ave W (12/16/22 - 01/19/23)	357.10
	01/24/2023	536647-248299	City of Pembroke Pines	1800 NW 76 Ave E (12/16/22 - 01/19/23)	<u>258.76</u>
Total 01-1817 · Water & sewer					<u>643.33</u>
01-1818 · Field Management					
	01/31/2023	2023-0062	Special District Services	field management January 2023	<u>1,000.00</u>
Total 01-1818 · Field Management					<u>1,000.00</u>
01-1821 · Waterfall Maintenance					
	01/01/2023	2315180100	Crystal Pool Service Inc	January 2023 service	<u>4,650.00</u>
Total 01-1821 · Waterfall Maintenance					<u>4,650.00</u>
01-1839 · Iguana Removal Services					
	01/31/2023	3586	Blue Iguana Pest Control Inc	monitoring Taft entrance January 2023	241.67
	01/31/2023	3587	Blue Iguana Pest Control Inc	monitoring lakes and canals January 2023	<u>2,000.00</u>
Total 01-1839 · Iguana Removal Services					<u>2,241.67</u>
Total Expenditures					<u>55,099.37</u>

Walnut Creek Community Development District
Balance Sheet
As of January 31, 2023

	Operating Fund	Debt Service (2010) Fund	General Fixed Assets	Long Term Debt	TOTAL
ASSETS					
Current Assets					
Checking/Savings					
Operating Fund	1,927,574.87	0.00	0.00	0.00	1,927,574.87
Improvements/Emergency Funds	878,306.95	0.00	0.00	0.00	878,306.95
Total Checking/Savings	2,805,881.82	0.00	0.00	0.00	2,805,881.82
Total Current Assets	2,805,881.82	0.00	0.00	0.00	2,805,881.82
Other Assets					
Investments - Interest Account	0.00	2.32	0.00	0.00	2.32
Investments - Reserve Fund	0.00	124,977.18	0.00	0.00	124,977.18
Investments - Revenue Account	0.00	188,930.15	0.00	0.00	188,930.15
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00
Investments - Redemption Account	0.00	490.84	0.00	0.00	490.84
Investments - Principal	0.00	0.27	0.00	0.00	0.27
Petty Cash	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	1,200.00	0.00	0.00	0.00	1,200.00
A/R Non Ad Valorem Receipts	0.00	11,025.55	0.00	0.00	11,025.55
Land & Land Improvements	0.00	0.00	6,327,392.00	0.00	6,327,392.00
2010 Project Improvements	0.00	0.00	1,746,100.00	0.00	1,746,100.00
2014 Improvements	0.00	0.00	66,674.00	0.00	66,674.00
Infrastructure	0.00	0.00	3,123,376.00	0.00	3,123,376.00
Equipment	0.00	0.00	30,534.00	0.00	30,534.00
Depreciation - Infrastructure	0.00	0.00	-2,758,261.00	0.00	-2,758,261.00
Depreciation - Equipment	0.00	0.00	-30,534.00	0.00	-30,534.00
Amount Available In DSF (2010)	0.00	0.00	0.00	325,426.31	325,426.31
Amount To Be Provided	0.00	0.00	0.00	719,573.69	719,573.69
Total Other Assets	1,200.00	325,426.31	8,505,281.00	1,045,000.00	9,876,907.31
TOTAL ASSETS	2,807,081.82	325,426.31	8,505,281.00	1,045,000.00	12,682,789.13
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Accrued Expense Sundry	0.00	0.00	0.00	0.00	0.00
Maintenance Projects Reserves	621,000.00	0.00	0.00	0.00	621,000.00
Accounts Payable	199,810.30	0.00	0.00	0.00	199,810.30
Total Current Liabilities	820,810.30	0.00	0.00	0.00	820,810.30
Long Term Liabilities					
Special Assessment Debt (2008)	0.00	0.00	0.00	0.00	0.00
Special Assessment Debt (2010)	0.00	0.00	0.00	1,045,000.00	1,045,000.00
Total Long Term Liabilities	0.00	0.00	0.00	1,045,000.00	1,045,000.00
Total Liabilities	820,810.30	0.00	0.00	1,045,000.00	1,865,810.30
Equity					
Retained Earnings	1,135,075.31	240,067.30	-2,788,795.00	0.00	-1,413,652.39
Net Income	851,196.21	85,359.01	0.00	0.00	936,555.22
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assets	0.00	0.00	11,294,076.00	0.00	11,294,076.00
Total Equity	1,986,271.52	325,426.31	8,505,281.00	0.00	10,816,978.83
TOTAL LIABILITIES & EQUITY	2,807,081.82	325,426.31	8,505,281.00	1,045,000.00	12,682,789.13

Walnut Creek CDD
Debt Service (Series 2010) Profit & Loss Report January 2023

	Annual Budget 10/1/22 - 9/30/23	Actual Jan-23	Year To Date Actual 10/1/22 - 1/31/23
Revenues			
Interest Income	25	663	2,242
NAV Tax Collection	122,214	11,025	113,173
Bond Prepayments	0	0	0
Total Revenues	\$ 122,239	\$ 11,688	\$ 115,415
Expenditures			
Principal Payments	50,000	0	0
Additional Principal Payments	12,819	0	0
Interest Payments	59,420	0	30,056
Total Expenditures	\$ 122,239	\$ -	\$ 30,056
Excess/ (Shortfall)	\$ -	\$ 11,688	\$ 85,359

**WALNUT CREEK CDD
TAX COLLECTIONS
2022 - 2023**

#	ID#	Payment From	DATE	FOR	Tax Collect Receipts Gross	Interest Received	Commission Paid	Discount	Net From Tax Collector	Admin Assessment Income (Before Discounts & Fees)	Maintenance Assessment Income (Before Discounts & Fees)	Series 2010 Debt Assessment Income (Before Discounts & Fees)	Admin Assessment Income (After Discounts & Fees)	Maintenance Assessment Income (After Discounts & Fees)	Series 2010 Debt Assessment Income (After Discounts & Fees)	Series 2010 Debt Assessment Paid to Trustee
									\$1,409,014	\$178,871	\$1,100,128	\$130,015	\$178,871	\$1,100,128	\$130,015	
									\$1,324,473	\$168,139	\$1,034,120	\$122,214	\$168,139	\$1,034,120	\$122,214	\$122,214
1	1	Broward Cty Tax Collector	11/25/22	NAV Taxes	\$ 190,652.40		\$ (3,658.20)	\$ (7,742.28)	\$ 179,251.92	\$ 24,193.75	\$ 148,861.40	\$ 17,597.25	\$ 22,746.97	\$ 139,959.95	\$ 16,545.00	\$ 16,545.00
2	2	Broward Cty Tax Collector	12/12/22	NAV Taxes	\$ 985,791.56		\$ (18,927.20)	\$ (39,432.16)	\$ 927,432.20	\$ 125,096.91	\$ 769,706.05	\$ 90,988.60	\$ 117,691.00	\$ 724,139.10	\$ 85,602.10	\$ 85,602.10
3	3	Broward Cty Tax Collector	12/19/22	NAV Taxes	\$ 90,580.82		\$ (1,741.82)	\$ (3,489.20)	\$ 85,349.80	\$ 11,494.67	\$ 70,725.50	\$ 8,360.65	\$ 10,830.80	\$ 66,641.15	\$ 7,877.85	\$ 7,877.85
4	4	Broward Cty Tax Collector	12/28/22	NAV Taxes	\$ 19,334.43		\$ (374.46)	\$ (611.54)	\$ 18,348.43	\$ 2,453.53	\$ 15,096.30	\$ 1,784.60	\$ 2,328.38	\$ 14,326.45	\$ 1,693.60	\$ 1,693.60
5	5	Broward Cty Tax Collector	01/13/23	NAV Taxes	\$ 16,587.99		\$ (321.50)	\$ (513.40)	\$ 15,753.09	\$ 2,104.99	\$ 12,951.90	\$ 1,531.10	\$ 1,998.94	\$ 12,300.05	\$ 1,454.10	\$ 1,454.10
6	Int - 1	Broward Cty Tax Collector	01/26/23	Interest		\$ 618.79			\$ 618.79	\$ 618.79			\$ 618.79			\$ -
7									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							
16									\$ -							
17									\$ -							
18									\$ -							
					\$1,302,947.20	\$ 618.79	\$ (25,023.18)	\$ (51,788.58)	\$ 1,226,754.23	\$ 165,962.64	\$1,017,341.15	\$ 120,262.20	\$ 156,214.88	\$ 957,366.70	\$ 113,172.65	\$ 113,172.65

22/23 Assessment Roll:
\$1,409,023.42

Note: \$1,409,014, \$178,871, \$1,100,128 and \$130,015 are 2022/2023 budgeted assessments before discounts and fees.
\$1,324,473, \$168,139, \$1,034,120 and \$122,214 are 2022/2023 budgeted assessments after discounts and fees.

\$ 1,302,947.20	
\$ 618.79	\$ 1,226,754.23
\$ (165,962.64)	\$ (156,214.88)
\$ (1,017,341.15)	\$ (957,366.70)
\$ -	\$ -
\$ (120,262.20)	\$ (113,172.65)
\$ -	\$ -

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN ELECTRONIC SIGNATURE POLICY, PROVIDING DISTRICT MANAGER WITH AUTHORITY AND RESPONSIBILITY FOR APPROVAL OF ELECTRONIC SIGNATURES AND IMPLEMENTATION OF CONTROL PROCESSES AND PROCEDURES TO ENSURE COMPLIANCE, INTEGRITY, AND SECURITY, IN ACCORDANCE WITH CHAPTER 688, FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the Walnut Creek Community Development District (the “District”), is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), created by Ordinance No. 2000-11 of the City Commission of the City of Pembroke Pines, Florida enacted on June 7, 2000; and

WHEREAS, the Board of Supervisors of the District regularly directs the District Manager of the District to execute and accept certain documents on behalf of the District and it is customary for certain documents to be transmitted via electronic means endorsed with electronic signatures; and

WHEREAS, consistent with Chapter 688, Florida Statutes, the District is responsible for adopting and implementing control processes and procedures to ensure adequate integrity, security, confidentiality, and auditability of business transactions conducted using electronic commerce; and

WHEREAS, the District Board of Supervisors finds that it is in the best interest of the District to enact a policy pertaining to the use and receipt of electronic signatures.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, AS FOLLOWS:

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

Section 2. The Board of Supervisors of the Walnut Creek Community Development District hereby establishes and adopts the “Electronic Signature Policy,” as follows:

ELECTRONIC SIGNATURE POLICY

PURPOSE: The purpose of this policy is to establish and identify the criteria and requirements for the use and validation of electronic signatures on documents on behalf of and for District business in accordance with Chapter 688, Florida Statutes, “Electronic Signature Act”.

DEFINITIONS:

Electronic means technology having electrical, digital, magnetic, wireless, optical, electromagnetic or similar capabilities.

Electronic record means a record created, generated, sent, communicated, received, or stored by electronic means.

Electronic signature means any letters, characters, or symbols, manifested by electronic or similar means, or logically associated with a record and that is executed or adopted with the intent to sign the record.

Electronic transaction means a transaction that is conducted or performed, in whole or in part, by electronic means or electronic records.

Record means information that is inscribed on a tangible medium or that is stored in an electronic or other medium and that is retrievable in perceivable form.

POLICY: This policy applies to any Electronic transaction that is a replacement for or complement to handwritten signatures on any record of or for the District, including, but not limited to, contracts, agreements, official minutes, bids, proposals and resolutions. Any Electronic record or Electronic signature may not be denied legal effect or enforceability solely because the record or signature is in electronic form. This policy does not limit the District’s right or option to require original signatures or Records in a non-electronic format as the District deems necessary or as required by applicable policies, laws or regulations.

PROCEDURE: When a document containing an Electronic signature is signed, transmitted and received the following requirements must be met:

1. The Electronic signature must establish sender/user authenticity. The electronic signing of a document by an individual must be accompanied by documentation that shows that the signer is the individual signing the document and the individual that has the authority to bind the entity entering into an agreement or contract with the District.

2. If a document has been modified or changed, the prior Electronic signature is invalid and said document requires another Electronic signature or shall be signed by hand. This is to prevent any issue that a document has been changed after it is signed.

3. The District Manager, or his or her designee, has the authority and responsibility for approval of any Electronic signature method utilized and shall be responsible for the implementation of control processes and procedures to ensure adequate integrity, security, confidentiality, and auditability of District business transactions conducted using electronic methods.

4. The Electronic signature shall include the entire name of the individual and shall be located on or near the signature block on the document being electronically signed.

5. The date of the Electronic signature must be captured, stored, and available for retrieval for the required retention period of the document executed.

6. The Electronic record must be transmitted to all parties in a format acceptable to the District Manager, or his or her designee.

Section 3. The District Manager is hereby directed to take all actions necessary and consistent with the intent of this Resolution.

Section 4. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 5. 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 6. The Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2023.

**WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman/Vice Chairman

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
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PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
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WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GREGORY F. GEORGE
BRAD J. KIMBER

OF COUNSEL

CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
SHIRLEY A. DELUNA
GERALD L. KNIGHT
BRUCE M. RAMSEY

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

February 3, 2023

VIA E-MAIL ONLY– gperez@sdsinc.org

Ms. Gloria Perez
District Manager
Special District Services, Inc.
Kendall Office Center
8785 SW 165th Avenue, #200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Walnut Creek Community Development District
Our File: 442.00028**

Dear Gloria:

This firm's current fee structure has been in place since 2017. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective April 1, 2023, as follows:

- Attorneys/Partners: \$275.00 per hour
- Attorneys/Associates: \$225.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor. The CPI has reflected a 20.7% increase since the year 2017 and we have not raised our fees during that time.

Ms. Gloria Perez
February 3, 2023
Page 2

Naturally, should you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Ginger E. Wald", with a large, stylized loop at the end.

Ginger E. Wald
For the Firm

GEW/jmp

From: Al Caruso <ACaruso@craigasmith.com>
Sent: Monday, February 13, 2023 1:45 PM
To: Gloria Perez <gperez@sdsinc.org>
Cc: Stephen Smith <SSmith@craigasmith.com>
Subject: NW 72 Avenue Canal Improvement Project

Gloria,

Attached please find the Letter of Recommendation along with the contractor's bid comparison for the NW 72nd Avenue canal excavation project. We have worked well with both contractors in the past. Both are fully licensed and each contractor has previous experience in the specific work required for this project. Prior to construction, an engineering design permit needs to be obtained from the Central Broward Water Control District (CBWCD). CAS recommends that this permit be obtained by Landshore Enterprises, since they prepared the design plans and calculations. Once the project is awarded the contractor is required to pull a construction permit through the same stormwater agency. Let me know if you have any further questions or require additional information. Thanks.

Al Caruso
Project Manager
Craig A. Smith & Associates
21045 Commercial Trail
Boca Raton, Florida 33486
Phone: 561-314-4454 ext.228
e-mail: acaruso@craigasmith.com

February 13, 2023

Gloria Perez, District Manager
Walnut Creek Community Development District
Special District Services, Inc.
Kendall Office Center
8785 SW 165th Avenue, #200
Miami, FL 33193

**RE: WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
NW 72nd AVENUE CANAL IMPROVEMENTS PROJECT
REVIEW OF SUBMITTED BIDS
CAS PROJECT NO. 17-1974**

Dear Ms. Perez,

On January 20, 2023 Craig A. Smith & Associates received bids from two qualified Contractors for the above-referenced project. The bid amounts are as follows:

<u>Contractor</u>	<u>Total Bid Amount</u>
Shenandoah General Construction	\$326,365
Southeastern Engineering	\$504,907

Craig A. Smith & Associates (CAS) has reviewed the bids for completeness and conformance and has determined that Shenandoah General Construction, LLC has provided the lowest responsive responsible bid for the Project.

Shenandoah General Construction, LLC is a State Certified General Contractor (CGC) and State Certified Underground Utility and Excavation Contractor (CUC) that has successfully completed work of a similar type and complexity. CAS reviewed the DBPR website and found that Shenandoah General Construction, LLC has current/active licenses without any listed license complaints.

Therefore, based on our review of the submitted bids, CAS recommends that the Walnut Creek Community Development District award the **NW 72nd AVENUE CANAL IMPROVEMENTS PROJECT** to Shenandoah General Construction, LLC.



Gloria Perez, District Manager
February 13, 2023

Page 2

Should you have any questions or comments, please do not hesitate to contact me.

Yours sincerely,

CRAIG A. SMITH & ASSOCIATES



Stephen C. Smith, P.E.,
President

Attachments: Bid Evaluation

cc: Ginger Wald, General Counsel – Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
Al Caruso, Project Manager - CAS
Todd Larsen, Senior Field Inspector – CAS

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General\NW_72_Ave_Canal_Excavation\WCCDD_Bid Review Letter 1-25-
23.doc

WALNUT CREEK COMMUNITY DISTRICT
NW 72 AVENUE CANAL IMPROVEMENTS
BID COMPARISONS

			SHENANDOAH GENERAL CONSTRUCTION				SOUTHEASTERN ENGINEERING CONTRACTORS			
	ITEM No	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITY	UNIT	UNIT COST	TOTAL
	1	Mobilization/Demobilization	1	LS	\$ 20,000.00	\$ 20,000	1	LS	\$ 46,930.00	\$ 46,930
	2	Maintenance of Traffic			\$	-			\$	-
	3	Survey Stakeout and As-Builts			\$	-	1	LS	\$ 14,300.00	\$ 14,300
	4	Soil Testing & Removal	1	LS	\$ 20,850.00	\$ 20,850			\$	-
	5	Silt Fence/Turbidity Barrier	1	LS	\$ 3,500.00	\$ 3,500			\$	-
	6	Clearing and Grubbing	1	LS	\$ 40,000.00	\$ 40,000	1200	SY	\$ 6.87	\$ 8,242
	7	Canal Dredging	674	CY	\$ 70.00	\$ 47,180	950	CY	\$ 69.35	\$ 65,884
	8	Canal Embankment	524	CY	\$ 80.00	\$ 41,920	600	CY	\$ 52.00	\$ 31,200
	9	Non-Woven Filter Fabric	1808	SY	\$ 15.00	\$ 27,120			\$ 130.00	\$ -
	10	Filter Point Fabric Lining	1808	SY	\$ 55.00	\$ 99,440	1667	SY	\$ 171.58	\$ 286,026
	11	Erosion Control Blanket	777	SY	\$ 15.00	\$ 11,655			\$	-
	12	Sod Restoration	705	SY	\$ 12.00	\$ 8,460	2800	SY	\$ 13.12	\$ 36,725
	13	Access Area Repair	1	LS	\$ 6,240.00	\$ 6,240	1	LS	\$ 15,600.00	\$ 15,600
					Total Bid	\$ 326,365			Total Bid	\$ 504,907

M.O.T. and Survey Stakeout/As-Built costs are included in the Mobilization/Demobilization costs. A \$15,000 allowance is included in the removal of any contaminated soils.

MOT, Soil Testing/Removal and Silt Fence/Turbidity Barrier are included in the Mobilization/Demobilization costs. Non-Woven Filter Fabric and Erosion Control Blanket are included in the Filter Point Fabric Lining costs.

Walnut Creek CDD – Entrances Pressure Cleaning

The Pressure Cleaning Man

Elite Property Services

Scope:

- Pressure Cleaning for Taft St. Guardhouse exterior surfaces, walls, and roof tiles.
- Pressure Cleaning for Sheridan St. Guardhouse exterior surfaces, walls, and roof tiles.
 - Pressure Cleaning for East Waterfall (Taft St.) pavilion.
- Pressure Cleaning for Sheridan St. fence, entrance and exit gates.

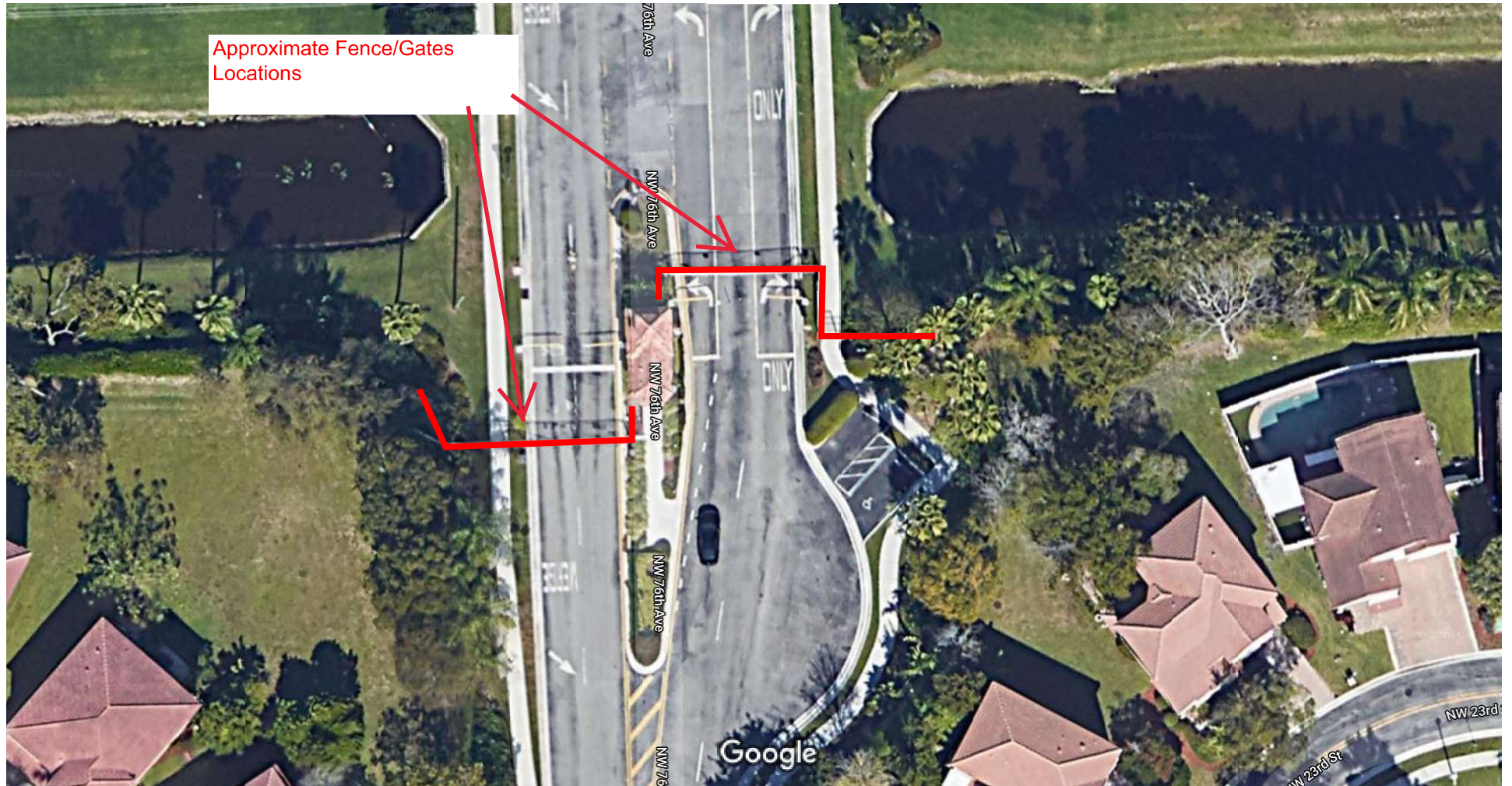
Total Cost: **\$4,435.00**

Total Cost: **\$6,900.00**



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 200 ft

Google Maps



Map data ©2020 , Map data ©2020 20 ft

13476 SW 22nd Street
Miramar, FL 33027
Thepressurecleaningman@gmail.com
www.thepressurecleaningman.com
Cell: (954)328-8964
License Dade County No. 14BS00064
License Broward County No. 11-RP-17299-X
Office number (954)995-2356



The Pressure Cleaning Man inc.

Estimate

For:	Walnut Creek CDD	Estimate No:	1811
	rGalvis@sdsinc.org	Date:	01/23/2023

Description	Amount
-------------	--------

Scope of Work	\$1,935.00
---------------	------------

Sheridan Street Guardhouse: Pressure clean all exterior surfaces, walls and roof tiles, of guardhouse. Pressure clean white aluminum fence/gates.

* Soft wash cleaning and light pressure cleaning of interior building walls. Removing of any algae, bugs, and dirt build up on walls. Light pressure has to be applied because to minimize any paint peeling off

Scope of work	\$2,500.00
---------------	------------

Taft Street Guardhouse & Pavilion: Pressure clean all exterior surfaces, walls and roof tiles, of guardhouse and Pavillion. Pavillion structure behind the east waterfall

* Soft wash cleaning and light pressure cleaning of interior building walls. Removing of any algae, bugs, and dirt build up on walls. Light pressure has to be applied because to minimize any paint peeling off

Subtotal	\$4,435.00
Total	\$4,435.00

Total	\$4,435.00
-------	------------

Notes

Pricing may change if job specifications/materials change.

Pressure washing ground work does NOT remove any gum, rust stains, tire marks, or oil stains unless specified otherwise in estimate content. The above mentioned require to be treated with special chemicals/techniques.

* Vendor will supply all labor, materials, and water needed to complete the job in a professional manner. Time frame of job 1-2 days weather permitting

We look forward to working with you!

Elite Property Service & Painting Corp.

Proposal submitted to:

**Walnut Creek Community District
C/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410**

Att.: Gloria Perez

Pressure Wash two guard houses, pavilion, metal gates, two walls, monument sign and two swing gates located at Walnut Creek.

Scope of Work:

1. Bleach Wash all mildew-stained areas.
2. Pressure wash all walls and roof tiles at a minimum of 3500 psi.

Estimated time of Completion

Completion in approximately 2 weeks, weather permitting.

Work Schedule

Monday to Friday from 7:30 to 4:30.

Proposal Sums:

Total \$6,900.00

WHEN DULY SIGNED AND DATED, THIS PROPOSAL SHALL BE A BINDING CONTRACT BETWEEN THE PARTIES INVOLVED.

District
Title & Date: _____

Elite Property Service
Title & Date: _____

HOA MONUMENTS REPAIRS PROPOSAL

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

HOA MONUMENTS ONGOING MAINTENANCE PROPOSAL

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

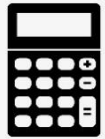
Walnut Creek CDD Facts

JANUARY 9TH 2023 – FEBRUARY 12TH 2023

 **6,948** Visitors processed overall (390 by QR Invites)

 **2,798** Visitors processed by the virtual guard

This averages out to...



- 248 visitors per day
- 10 visitors per hour

NEW MOBILE DEVICES!

IN ORDER TO IMPROVE THE SPEED AND QUALITY OF THE PHYSICAL GUARD GATEHOUSE SERVICE, REGIONS IS IN THE PROCESS OF DEPLOYING NEW MOBILE DEVICES AS OF 2/14/2023

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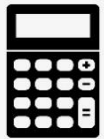


Rover Statistics



Note: Gathered using vehicle's onboard GPS

AVERAGE TRIP REPLAY



- **762 miles travelled**

This averages out to...

- 27 miles per day

- **AS OF 2/8/2023, THE VEHICLE'S LIGHT BAR IS NOW WIRED INTO THE IGNITION SWITCH, NO LONGER GIVING THE ROVER THE OPTION OF TURNING THE LIGHT BAR OFF. SO LONG AS THE CAR IS ON, THE LIGHT BAR WILL BE ON AS WELL.**

THIS SECTION IS INTENTIONALLY LEFT BLANK

Walnut Creek CDD Facts

CENSUS

 **545** Units have/are using the new App

 **350** Units are not using the new App

 **3,294** Total Residents in the system

 **2,671** Total Residents Vehicles in the system

 **4,828** Total Permanent Visitors in the system

We appreciate everyone's continued feedback & support.



Walnut Creek CDD
Security Cost Analysis

Security Cost Analysis Summary

Rover 9/7 - Current Coverage

Description	Bill Rate	Weekly	Monthly	Annually
Regular Hours	\$23.36	\$1,471.68	\$6,377.28	\$76,527.36
Holiday Hours	\$11.68	\$12.13	\$52.56	\$630.72
Patrol Vehicle (Fuel Excluded)	\$300.00	\$300.00	\$1,300.00	\$15,600.00
Subtotal		\$1,783.81	\$7,729.84	\$92,758.08
Sales Tax	0%	\$0.00	\$0.00	\$0.00
Total		\$1,783.81	\$7,729.84	\$92,758.08

Rover 12/7

Description	Bill Rate	Weekly	Monthly	Annually
Regular Hours	\$23.36	\$1,962.24	\$8,503.04	\$102,036.48
Holiday Hours	\$11.68	\$16.17	\$70.08	\$840.96
Patrol Vehicle (Fuel Excluded)	\$300.00	\$300.00	\$1,300.00	\$15,600.00
Subtotal		\$2,278.41	\$9,873.12	\$118,477.44
Sales Tax	0%	\$0.00	\$0.00	\$0.00
Total		\$2,278.41	\$9,873.12	\$118,477.44

Rover 14/7

Description	Bill Rate	Weekly	Monthly	Annually
Regular Hours	\$23.36	\$2,289.28	\$9,920.21	\$119,042.56
Holiday Hours	\$11.68	\$18.87	\$81.76	\$981.12
Patrol Vehicle (Fuel Excluded)	\$300.00	\$300.00	\$1,300.00	\$15,600.00
Subtotal		\$2,608.15	\$11,301.97	\$135,623.68
Sales Tax	0%	\$0.00	\$0.00	\$0.00
Total		\$2,608.15	\$11,301.97	\$135,623.68

Summary

Description	Monthly	Annually	Savings	Savings %
Rover 9/7 - Current Coverage	\$7,729.84	\$92,758.08	\$0.00	0.00%
Rover 12/7	\$9,873.12	\$118,477.44	(\$25,719.36)	-27.73%
Rover 14/7	\$11,301.97	\$135,623.68	(\$42,865.60)	-46.21%



WALNUT CREEK CDD **GATE SYSTEM ASSESSMENT**

Gate Strikes & Prevention Methods

Regions' customers expect a direct and simple solution that can prevent gates strikes from occurring. There is not a standard method to halt all gate strikes but they can be minimized substantially by implementing certain prevention methods. Some drivers will attempt to go through without stopping, others will tailgate, accidents will happen, and gates do malfunction from time to time beyond our control. We are continuously evaluating and learning more about Walnut Creek's traffic, operation, population, and the electronic security components. We believe management's continuous collaboration with Regions will eventually minimize gate incidents.

Most gate strikes are caused by tailgaters. Every gated community is affected by tailgating, but some more than others. One might have a tailgater hit their gate a couple of times a month. Others probably see tailgaters strike their gates several times a week.

While there may not be an absolute solution to end gate strikes for your community, one viable solution is a trap system on your visitor lane. This method is very effective in only allowing verified visitors through, reducing tailgating, and decreasing gate strikes. Other prevention methods for tailgating include installing speed bumps to slow traffic, as well as adding a traffic light to work in combination with your gate system. Additional signage around an entrance can also deter tailgating activity if drivers are aware of the consequences at the community.

Since we know that gates will be hit, one way or another, the CDD made an investment in a new camera system that can provide evidence to identify a problem and resolve it. For instance, Regions installed properly placed cameras including license plate cameras to capture all activity at your entrances and exits. If a driver tailgates and hits the gate, he or she is responsible. With that footage, Regions is able to retrieve the video of the incident and often provide the vehicle information as well. With this evidence, the CDD can recoup gate damage costs from the owner of the vehicle or their auto insurance carrier.

Taft Street Visitor Lane

Visitor gate is operational, and no malfunctions have been reported since January 1, 2023.

Gate strikes have occurred due to drivers attempting to go through without stopping or tailgating. All cases have been reported along with vehicle information and police case numbers.

It's our understanding that the CDD has entered into an agreement with a traffic engineer to conduct a traffic study of the visitor lane to evaluate if a mantrap system is a viable option.

Regions has designed a vehicle trap system and our proposal (Estimate 2023-1738) and design are enclosed for your consideration. We also recommend the installation of a speed bump and possibly a traffic light.



Walnut Creek CDD
Estimate 2023-1738

Taft Street Resident Lane

Resident gates are operational since January 1, 2023, however, the mantrap system setup is faulty causing residents' vehicles to be entrapped and the gates striking them at times causing damage. Regions observed that theirs a synchronization malfunction which happens randomly and quite often. Regions also identified that the second gate doesn't have a safety loop detector to prevent the gate from striking a vehicle.

To resolve these issues, Regions recommends the installation of a safety loop detector for the second gate and change the wiring structure of both gates. Our proposal (Estimate 2023-1748) is enclosed for your consideration. Regions also recommends the installation of a speed bump to slow speedsters and possibly a traffic light.



Walnut Creek CDD
Estimate 2023-1748

Taft Street Exit Lanes

Left and right exit gates are operational and both open simultaneously and no malfunctions have been reported since January 1, 2023. Both gates are waring and taring simultaneously.

Regions recommends that by individualizing them, you increase the operators' life span and in the event one gate fails, you can block one lane with cones/barricades and use the other one for egress without leaving one lane open where vehicles can enter the community. The way it is now, they both would have to be left open.

Our proposal (Estimate 2023-1744) is enclosed for your consideration.



Walnut Creek CDD
Estimate 2023-1744

Sheridan Street Entrance and Exit Lanes

Both exit gates are operational and no malfunctions have been reported since January 1, 2023. Both entrance gates are operational since January 1, 2023, however, the right-side gate trap malfunctions from time to time.

Regions recommends changing the wiring structure to create an effective trap system. Otherwise, vehicles may be able to tailgate and enter the community.

Our proposal (Estimate 2023-1743) is enclosed for your consideration.



Walnut Creek CDD
Estimate 2023-1743

Spare Gate Arms

Currently, there are no spare gate arms. Regions has been cutting and reusing the existing arms since January 1, 2023.

Our proposal (Estimate 2023-1751) is enclosed for your consideration.



Walnut Creek CDD
Estimate 2023-1751



WALNUT CREEK CDD **GATE SYSTEM ASSESSMENT**

Gate Strikes & Prevention Methods

Regions' customers expect a direct and simple solution that can prevent gates strikes from occurring. There is not a standard method to halt all gate strikes but they can be minimized substantially by implementing certain prevention methods. Some drivers will attempt to go through without stopping, others will tailgate, accidents will happen, and gates do malfunction from time to time beyond our control. We are continuously evaluating and learning more about Walnut Creek's traffic, operation, population, and the electronic security components. We believe management's continuous collaboration with Regions will eventually minimize gate incidents.

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of the vehicle or their auto insurance carrier.

Updated 2/14/23

Taft Street Visitor Lane

Visitor gate is operational, and no malfunctions have been reported since January 1, 2023.

Gate strikes have occurred due to drivers attempting to go through without stopping or tailgating. All cases have been reported along with vehicle information and police case numbers.

It's our understanding that the CDD has entered into an agreement with a traffic engineer to conduct a traffic study of the visitor lane to evaluate if a mantrap system is a viable option.

Regions has designed a vehicle trap system and our proposal (Estimate 2023-1738) and design are enclosed for your consideration. We also recommend the installation of a speed bump and possibly a traffic light.



Walnut Creek CDD
Estimate 2023-1738

Taft Street Resident Lane

Resident gates are operational since January 1, 2023, however, the mantrap system setup is faulty causing residents' vehicles to be entrapped and the gates striking them at times causing damage. Regions observed that theirs a synchronization malfunction which happens randomly and quite often. Regions also identified that the second gate doesn't have a safety loop detector to prevent the gate from striking a vehicle.

To resolve these issues, Regions recommends the installation of a safety loop detector for the second gate and change the wiring structure of both gates. Our proposal (Estimate 2023-1748) is enclosed for your consideration. Regions also recommends the installation of a speed bump to slow speedsters and possibly a traffic light.



Walnut Creek CDD
Estimate 2023-1748

Update: Project was completed on February 8, 2023. No malfunctions reported since then.

Taft Street Exit Lanes

Left and right exit gates are operational and both open simultaneously and no malfunctions have been reported since January 1, 2023. Both gates are waring and taring simultaneously.

Regions recommends that by individualizing them, you increase the operators' life span and in the event one gate fails, you can block one lane with cones/barricades and use the other one for egress without leaving one lane open where vehicles can enter the community. The way it is now, they both would have to be left open.

Our proposal (Estimate 2023-1744) is enclosed for your consideration.



Walnut Creek CDD
Estimate 2023-1744



Walnut Creek CDD
Estimate 2023-1755

Update: Project was completed on February 8, 2023. Both gates are working individually. During the original assessment we noted that the exit and the entrance arm gates were all ground loops. Halfway from completing the Exit Loops installation, we noticed that there was a white eyebeam deep underneath the Arm's motors case which blended with the white post making very difficult to see. The eye beam is the close loop for both left and right Arms. The Arms were set to close automatically 3 seconds after the open command. If the vehicle took more than 3 seconds to go from the open loop to the actual Arm, the bar would close on the vehicle or before the vehicle passes. The obvious outcome was to find an immediate solution and we had to install two additional close loops from the approved proposal to make it work accordingly and safe. Therefore, the original scope of work for the Exit Loops Changed. The change order (Estimate 2023-1755) is enclosed for your review.

Sheridan Street Entrance and Exit Lanes

Both exit gates are operational and no malfunctions have been reported since January 1, 2023. Both entrance gates are operational since January 1, 2023, however, the right-side gate trap malfunctions from time to time.

Regions recommends changing the wiring structure to create an effective trap system. Otherwise, vehicles may be able to tailgate and enter the community.

Our proposal (Estimate 2023-1743) is enclosed for your consideration.



Walnut Creek CDD
Estimate 2023-1743

Update: Project will be completed by February 17, 2023.

Spare Gate Arms

Currently, there are no spare gate arms. Regions has been cutting and reusing the existing arms since January 1, 2023.

Our proposal (Estimate 2023-1751) is enclosed for your consideration.



Walnut Creek CDD
Estimate 2023-1751

Update: Gate arms were delivered on February 8, 2023.



Date	Estimate No.
2/2/2023	2023-1738

Name/Address
WALNUT CREEK
7500 NW 20th St
Pembroke Pines, FL 33024

Purchase Order		Terms	Due Date	
VISITOR LANE MAN TRAP				
Line	Description	Qty	Cost	Total
1	MC-DC3MC MEGA ARM BARRIER OPERATOR	1	2,580.00	2,580.00T
2	TRAP MODIFICATION OPTION FOR ALL MEGA ARM UNITS		90.00	90.00T
3	LIFTMASTER SAMSKIT MA200(K-1 RELAY) AND LIMIT SWITCH FOR INTERLOCK WITH OTHER OPERATORS, DC SOL-ELITE	1	42.00	42.00T
4	12' GATE ARM WITH POLE, LED & WIRING HARNESS. INCLUDES INSTALLATION KIT AND LED CONTROLLER. CHANGES FROM RED TO GREEN	1	534.00	534.00T
5	NORTHSTAR 12/24V LOOP DETECTOR	3	114.00	342.00T
6	HARNESS FOR RENO BX-3, BX-4, AX2, AX2DL 11 PIN FOR 1 & 2 CHANNEL LOOP DETECTORS	3	30.00	90.00T
7	3'X7" OR 4'X6' PREFORMED 3/16" (SAW CUT) LOOP W/50' OF LEAD-IN	3	180.00	540.00T
8	BLACK SEALANT	2	42.00	84.00T
9	22/8 DIRECT BURIAL STRANDED WIRE 1000 FEET.	200	0.48	96.00T
10	DECORA 15 AMP SINGLE POLE DUAL SWITCH, WHITE (OVERRIDE SWITCH FOR LARGE VEHICLE)	1	18.00	18.00T
11	1 IN. X 10 FT. PVC SCHEDULE 80 CONDUIT	80	2.85	228.00T
12	1 INCH CONNECTOR MALE ADAPTER	6	2.40	14.40T
13	1 INCH PVC SCHED 40, 45 DEGREES ELBOW	4	2.40	9.60T
14	PVC 1" SCHED 40-90 DEGREE ELBOW	6	3.60	21.60T
15	1 IN. SCHEDULE 40 AND 80 PVC TYPE-LL CONDUIT BODY	2	7.20	14.40T
16	1 IN. SCH 40 STANDARD COUPLING	6	1.80	10.80T
17	PVC NEMA RATED BOX 16X16X6	1	108.00	108.00T
18	3/4 IN. GRAY 2-GANG 5-HOLES WEATHERPROOF BOX	2	22.80	45.60T
19	N3R BLANK ALUMINUM GRAY 2-GANG WEATHERPROOF WALL OUTLET COVER PLATE FOR OUTDOOR ELECTRICAL BOX	2	5.40	10.80T
20	WIRE 12 GAGE STRANDED BLACK	100	0.42	42.00T
21	WIRE 12 GAGE STRANDED WHITE	100	0.42	42.00T

I clearly understand and accept to purchase the products, services and conditions of this quote.

Subtotal

Sales Tax (7.0%)

Total

Page 58

Signature: _____ Page 1
Date: _____



Date	Estimate No.
2/2/2023	2023-1738

Name/Address
 WALNUT CREEK
 7500 NW 20th St
 Pembroke Pines, FL 33024

Purchase Order		Terms	Due Date	Rep
VISITOR LANE MAN TRAP		50%	1/11/2023	LMP
Line	Description	Qty	Cost	Total
22	WIRE 12 GAGE STRANDED GREEN	100	0.42	42.00T
23	80 LB. GRAY CONCRETE MIX	8	9.60	76.80T
24	10" X 1/2 HOT GALV ANCHOR BOLT	8	3.00	24.00T
25	0.5 CU. FT. STEP 2 PAVER LEVELING SAND	2	7.80	15.60T
26	MAN TRAP INSTALLATION LABOR: - REMOVE AND RELOCATE EXISTING VISITOR ARM BARRIER (Trench, Concrete Slab, Barrier installation and connection) 6 - TRENCH AND 2 NEW CONCRETE SLABS FOR ARM BARRIERS 5 - TRENCH AND CONDUIT INSTALLATION 4 - ASPHALT SAW CUT FOR NEW LOOP 3 - PAVERS REMOVAL FOR LOOP DETECTOR (QUOTE IS BASED ON EXISTING PAVER INSTALLED WITH SAND AND NOT CONCRETE) 4 - TRENCH UNDER PAVERS 1 - 3 LOOP INSTALLATION AND CONNECTION 6 - PAVOR INSTALLATION 5 - MANTRAP CONNECTION AND CONFIGURATION 4 - ELECTRICAL WIRING AND CONNECTIONS - LOW VOLTAGE WIRING Customer is responsible for the following if required: - CAD Drawing for permit - Drawing Modification Fee - Permit Fees	1	6,240.00	6,240.00T

I clearly understand and accept to purchase the products, services and conditions of this quote.

Subtotal \$11,361.60

Sales Tax (7.0%) \$0.00

Total \$11,361.60

Signature _____

Page 2
 Date: _____





Estimate

Date	Estimate #
2/1/2023	2023-0782

Name / Address
WALNUT CREEK CDD 7500 NW 20th St. Pembroke Pines, FL 33024

Ship To

P.O. No.	Terms		
	Due on receipt		
Description	Qty	Cost	Total
PVC SCH 40 CONDUIT FOR ELECTRICAL	20	2.00	40.00
1" SCH 40 MALE CONNECTOR.	4	2.00	8.00
PVC 8X8X4 JUNCTION BOX	1	50.00	50.00
1 IN. SCH 40 STANDARD COUPLING	6	2.00	12.00
1" 90 DEGREES ELBOW	2	5.00	10.00
1 IN. 45-DEGREE SCHEDULE 40 PVC BELLED END STANDARD RADIUS ELBOW	4	4.00	16.00
18/6 DIRECT BURIAL PER FEET	100	0.55	55.00
8 OZ. REGULAR CLEAR PVC CEMENT	1	10.00	10.00
B GEL CONNECTOR	40	0.10	4.00
JUNCTION BOX REPLACEMENT:	1	1,000.00	1,000.00
- DISCONNECT WIRES FROM FIRST RESIDENT ARM			
- PULLING WIRE FROM OLD CONDUIT			
- TRENCH FOR NEW CONDUIT			
- NEW CONDUIT AND JUNCTION BOX INSTALLATION TO GROUND LEVEL			
- SEAL TRENCH			
- WIRING THROUGH NEW CONDUIT			
- WIRING CONNECTIONS			
- TESTING CONNECTIONS			
Customer is responsible for the following if required:			
- CAD Files for drawings and fees for permit			
- Permit Fees			
- 120 Volts			
<p>Please forward the proposal for Permits should it be required.</p> <p>This item was verbally approved by the Chairperson to expedite due to the urgency of the matter. <i>ADD</i></p> <p><u>02/02/2023.</u></p>			
Signature: <i>ADD</i>	Date: 02/02/2023		

Subtotal	\$1,205.00	Sales Tax (7.0%)	\$0.00	Total	\$1,205.00
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Date	Estimate No.
2/2/2023	2023-1743

Name/Address
 WALNUT CREEK
 7500 NW 20th St
 Pembroke Pines, FL 33024

Purchase Order		Terms	Due Date	
SHERIDAN RESIDENT RIGHT SIDE MANTRAP				
Line	Description	Qty	Cost	Total
1	LIFTMASTER SAMSKIT MA200(K-1 RELAY) AND LIMIT SWITH FOR INTERLOCK WITH OTHER OPERATORS, DC SOL-ELITE	1	42.00	42.00T
2	SHERIDAN RIGHT SIDE MANTRAP LABOR - RELAY KIT INSTALLATION AND CONNECTIONS - CONFIGURATION	4	150.00	600.00T
QUOTE IS SUBJECT TO THE EXISTING WIRING FROM THE SWING GATE TO ARM GATE				
I clearly understand and accept to purchase the products, services and conditions of this quote.			Subtotal	\$642.00
			Sales Tax (7.0%)	\$0.00
Signature _____			Total	\$642.00
Date: _____			Page 62	



Date	Estimate No.
2/2/2023	2023-1744

Name/Address
 WALNUT CREEK
 7500 NW 20th St
 Pembroke Pines, FL 33024

Purchase Order		Terms	Due Date	
INDIVIDUALIZE RIGHT AND LEFT EXIT GATES ON TAFT				
Line	Description	Qty	Cost	Total
1	BDLG BLACK SEALANT	3	42.00	126.00
2	BD LOOPS - 4 X 10 OR 6 X 8 PREFORMED PAVE OVER LOOP WITH 60' LEAD IN WIRE.	2	180.00	360.00
3	NORTHSTAR 12/24V LOOP DETECTOR	1	114.00	114.00
4	HARNESS FOR RENO BX-3, BX-4, AX2, AX2DL 11 PIN FOR 1 & 2 CHANNEL LOOP DETECTORS	1	30.00	30.00
5	INSTALLATION OF 2 LOOP DETECTORS TO INDIVIDUALIZE RIGHT ARM FROM LEFT ARM FROM OPENING SIMULTANEOUSLY LABOR: - SAW CUT ASPHALT FOR LOOP - SEAL SAW CUT - INSTALLATION AND CONNECTION OF LOOP DETECTOR	1	1,800.00	1,800.00

I clearly understand and accept to purchase the products, services and conditions of this quote.		Subtotal	\$2430.00
		Sales Tax (7.0%)	\$0.00
Signature _____ Date: _____		Total	\$2,430.00



Date	Estimate No.
2/2/2023	2023-1748

Name/Address
 WALNUT CREEK
 7500 NW 20th St
 Pembroke Pines, FL 33024

Purchase Order		Terms	Due Date	
TAFT RESIDENT GATE SAFETY LOOP INSTALLATION AND REWIRING STRUCTURE				
Line	Description	Qty	Cost	Total
1	BDLG BLACK SEALANT	2	42.00	84.00
2	BD LOOPS - 4 X 10 OR 6 X 8 PREFORMED PAVE OVER LOOP WITH 60' LEAD IN WIRE.	1	180.00	180.00
3	NORTHSTAR 12/24V LOOP DETECTOR	1	114.00	114.00
4	HARNESS FOR RENO BX-3, BX-4, AX2, AX2DL 11 PIN FOR 1 & 2 CHANNEL LOOP DETECTORS	1	30.00	30.00
5	INSTALL SAFETY LOOP DETECTOR AFTER 2ND GATE TO PREVENT GATE FROM STRIKING A VEHICLE AND REWIRING STRUCTURE LABOR: - SAW CUT ASPHALT FOR LOOP - SEAL SAW CUT - INSTALLATION AND CONNECTION OF LOOP DETECTOR	1	1,500.00	1,500.00

I clearly understand and accept to purchase the products, services and conditions of this quote.		Subtotal	\$1,908.00
		Sales Tax (7.0%)	\$0.00
Signature _____ Date: _____		Total	\$1,908.00



Estimate

Date	Estimate No.
2/9/2023	2023-1755

Name/Address
WALNUT CREEK
7500 NW 20th St
Pembroke Pines, FL 33024

Purchase Order		Terms	Due Date	Rep
TAFT RIGHT & LEFEXIT GATE		50% 100%	2/3/2023	LMP

Line	Description	Qty	Cost	Total
1	BDLG BLACK SEALANT	3	42.00	126.00
2	BD LOOP 6' X 10' OR 4'X12'. INCLUDES 50' LEAD WIRE.	1	180.00	180.00
3	NORTHSTAR 12/24V LOOP DETECTOR	1	114.00	114.00
4	HARNESS FOR RENO BX-3, BX-4, AX2, AX2DL 11 PIN FOR 1 & 2 CHANNEL LOOP DETECTORS	1	30.00	30.00
5	INDIVIDUALIZE RIGHT ARM FROM LEFT ARM FROM OPENING SIMULTANEOUSLY CLOSE LOOPS LABOR: - SAW CUT PAVERS FOR LOOP - SEAL SAW CUT - INSTALLATION AND CONNECTION OF LOOP DETECTOR	1	1,800.00	1,800.00

This is a Changes Order to loop Est. 2023-1748, for work that has already been performed without prior approval due to field circumstance and nature of the work that was being performed per Regions.

This has been added to the meeting book for the Board's review and consideration of ratification and approval during the meeting of 02/21/2023 gp

I clearly understand and accept to purchase the products, services and conditions of this quote.	Subtotal	\$2,250.00
	Sales Tax (7.0%)	\$0.00
	Total	\$2,250.00

Signature _____ Date _____



Date	Estimate No.
2/2/2023	2023-1751

Name/Address
WALNUT CREEK
7500 NW 20th St
Pembroke Pines, FL 33024

Purchase Order		Terms	Due Date	
SPARE GATE ARMS				
Line	Description	Qty	Cost	Total
1	12' GATE ARM WITH POLE, LED & WIRING HARNESS.	2	516.00	1,032.00T
2	17' GREEN AND RED LIGHTED GATE ARM WITH LED AND INSTALL KIT	2	546.00	1,092.00T
I clearly understand and accept to purchase the products, services and conditions of this quote.		Subtotal		\$2,124.00
		Sales Tax (7.0%)		\$0.00
Signature _____		Total		\$2,124.00
Date: _____				Page 66



Walnut Creek

Pembroke Pines, Florida

Camera Security System

Sheridan & 72nd Gate Coverage

Confidential Proposal

February 10, 2022

**Regions Security Services
1100 NW 72nd Ave
Miami, FL 33126
(305) 517-1266
www.RegionsSecurity.us
technology@RegionsSecurity.us**

About Us

Regions Security' mission is to optimize the protection of our clients' assets by developing and implementing a strategic plan. We strive to be the most dynamic and resourceful security provider for all our clients. As one of the top fastest growing companies in South Florida, Regions Security continues to expand rapidly in all major vertical markets. Our business extends throughout the tri-county area with contracts from north of Jupiter in Palm Beach County to south of Homestead in Miami-Dade County. Regions Security offers cutting edge technology, highly trained security professionals and best in class customer service and support. We meet your needs, your budget and help you and your organization accomplish your security goals.



Regions Security has earned the confidence of our valued customers providing professional assistance with all our access control and video surveillance installations. Our company's corporate offices and customer support center are in Miami, Florida adjacent to Miami International Airport. Our facilities support our networking and systems engineering department, as well as our help desk and technical services. We maintain a customer support department providing 24/7 help desk support. We only carry professional grade equipment and security software. Each of our support representatives have completed comprehensive training on all our products and have extensive knowledge on product application and equipment troubleshooting. Regions can help you understand your technology security risks by offering a complementary Security Risk Assessment of your company's operation, office and exterior areas including parking lots and building entrances. We'll help you determine the best Access Control and Surveillance Systems for your facility to guarantee the highest level of uninterrupted operation. Regions works with you to design a customized solution that addresses the evolving security needs of your organization in the most effective way possible.



Digital video surveillance helps deter crime, theft, vandalism, and employee theft. Security cameras and digital video recording may reduce fraudulent liability claims with clearly documented incidents. Video surveillance may also improve employee productivity and business efficiencies. Access Control systems help protect valuable assets and sensitive areas by restricting and managing all entry points. These systems help increase employee safety and eliminate costly re-keying and lock changes. Experienced installation servicemen guarantee your system will be trouble-free. Each system includes a full 100% one-year warranty on parts and labor. Our technicians are available 24 hours a day, seven days a week. We are focused on customer satisfaction which is an integral part of our past success and the cornerstone of our future growth. Our goal is 100% customer satisfaction.



Regions Security is a Veteran-Owned Small Business and a specialized provider of security and ancillary services. Regions Security was born out of the desire and need to address unresponsive and substandard services, red-tape and service delays often offered by other companies.

Regions Security was formed in 2010 by its President & CEO Carlos Rivero, Jr. after serving in the U.S. Army and managing numerous security companies. Mr. Rivero is a highly recognized service-disabled veteran who served in the Operation Enduring Freedom military initiative in 2001-2002.

Hanwha Advanced Video Surveillance



Hanwha Techwin America (formerly Samsung Security) is a precision technology company that has demonstrated stable growth for over 42 years, and is part of the Hanwha Group, a Fortune 500 company and one of the largest conglomerates in South Korea. The Hanwha Group has accumulated manufacturing expertise over 60 years of operation, gaining in-depth market knowledge and experience in producing the highest quality, precision products that serve the aerospace, defense, energy and security industries. As a leading manufacturer in the security industry, Hanwha offers video surveillance products including analog and IP cameras, storage devices and software founded on world-class optical design, image processing technologies and intelligent video analytics H.265 support.



WAVE Intelligent Video Management Software



Hanwha's Wave Video Management Software (VMS) is an advanced, flexibility and customizable IP Video Management platform to create tailored networked video solutions. Compatible with all major video cameras and operating systems (Windows, Linux).



Simplicity Intuitive implementation is one of the most important elements to ensure our users navigate through the software with ease. Whether it is software installation, server configuration, recording setup, layout creation, or sharing of your system with WAVE Sync, everything is designed with simplicity in mind.



Reliability You cannot afford to lose any video from an incident and that is why you need a reliable security surveillance solution. WAVE is loaded with features to help your system capture and record every moment with minimum downtime. Multi-server redundant fail-over option can be built into the software to be used and can be activated with only a few clicks.








Remote WAVE Sync allows you to share your system without having to know any in-depth knowledge of the network. With WAVE Sync you can easily remote access or share the system. WAVE Mobile app lets you view live video and playback recordings from your smart devices. Supports both iOS and Android.



Walnut Creek Community Gate Coverage Camera Location



Video Professional Security Camera System

Description	QTY
Hanwha Wisenet IP 4MP Indoor/Outdoor WDR Bullet Camera	1
Indoor/Outdoor Mounting Bracket	1
 4MP resolution, 30fps(H.265/H.264), 0.1Lux, 2.8mm lens 98.3° HFoV, IR 65ft, Day & Night (ICR), WDR (120dB), H.265, H.264, Multiple streaming, Defocus, Directional & Motion detection, Enter/Exit, Tampering, Hallway view (90°/270°), LDC, Micro SD/SDHC/SDXC memory slot, IP66, IK10.	
Solar Powered Wireless Pole Camera Station	1
    <ol style="list-style-type: none"> 1. 175W Solar Panel with Pole & Mounting Hardware 2. 12VDC Solar Battery 100AH for Solar Designs 3. Solar Panel 20A Battery Charger and Controller 4. Industrial High Range Temperature 5-Port PoE Switch 5. Waterproof NEMA Rated Enclosure 6. Point-to-Point Antenna Pair 450Mbps 30KM 	

Professional Services

Equipment Installation Services



Installation of pole, cameras, cabinet, brackets and housings. Includes all cables, materials, labor, cable terminations and certifications. Includes wiring as required for each Guardhouse and camera poles. Does not include any city permits, engineering plans, processing costs or fees.

Engineering and Programming Services



Regions will deploy a local and remote secured network infrastructure to manage all installed equipment in this proposal. We will program each device as required and for optimum performance.

Regions Equipment Warranty



Regions Security will repair or replace any of above equipment upon and include labor to conduct such repairs for a period of ONE YEAR from contract date. Regions Security Warranty does not cover vandalism, theft, fire, wind, storm, lighting damage or unauthorized repairs.

Regions System Support



Regions Security provides on-going support and quarterly camera and system check and maintenance services. The program covers all non-related hardware issues which are not covered as part of equipment warranty. Our Extended Support Service contract provides continual 100% coverage including equipment, labor, network engineering and user application support. Services are delivered remotely or on-site as required.

Monthly Support \$ 92.00

Professional Surveillance System

(Gate Camera) Security Upgrade - Total \$ 5,461.00
(With Second Optional Camera) Security Upgrade - Total \$ 5,872.00

Payment: With Project Completion

Delivery: Two-Three Weeks from Purchase Date

Purchase Agreement

Regions Security Services (**Regions**) located at 1100 NW 72nd Avenue; Miami Florida 33126 by its acceptance agrees to sell, and the customer listed below ("Customer") agrees to purchase, under the terms and conditions of this agreement, the items listed in this proposal.

I. DELIVERY

Regions shall deliver the equipment, software and services in accordance to the installation schedule mutually agreed to by Regions and Customer.

II. RISK OF LOSS OR DAMAGE

During the period the equipment is in transit or in Regions Security possession, up to and including the Date of Delivery and Physical Installation of said equipment, Regions Security and its insurers relieve the Customer of responsibility of all risks of loss or of damage to the equipment. Regions will maintain ownership of all equipment until final payment is received.

III. TERMS OF PAYMENT

Regions Security shall issue an invoice covering the Equipment sold pursuant to this agreement. A 50% deposit will be required with the execution of this contract. Final balance payment with project completion. Regions Security shall include and procure all applicable taxes.

IV. INSTALLATION

Prior to shipment of the Equipment to the Customer's premises, Customer shall prepare its premises by providing all necessary space and an installation schedule during normal working hours to allow Regions Security to complete all work in a timely manner.

V. SOFTWARE LICENSE AGREEMENT

In consideration of the mutual promises contained herein and in the purchase between the Customer and Regions Security, the parties agree as follows: All third-party software and source code is installed only to be used in the designated equipment on the condition that the customer agrees to the terms of all installed Software License Agreements. These licenses cover all software programs supplied by Regions Security developed by any third party and distributed under license by Regions Security. The licenses are for unlimited use and for an indefinite time period on the same equipment. These licenses can only be transferred to equipment which is replacing original equipment.

VI. WARRANTY

Commencing on the date of installation and continuing for a period of 12 months, Regions Security agrees to provide labor to keep the equipment in, or restore equipment to, good working order. Parts will be furnished on an exchange basis, and the replacement parts become the property of Regions Security. Warranty service provided under this agreement does not ensure uninterrupted operation of the equipment. The warranties provided by Regions Security under this agreement do not include repairs of damage caused by failure to continually provide a suitable installation environment, accident, disaster, fire, flood, water, wind, lightning, power fluctuations, unauthorized third-party service, force of nature or war. Manufacturer's warranties available beyond Regions original warranty period, are not included.

VII. NON-SOLICITATION OF REGIONS SECURITY EMPLOYEES

Customer agrees not to knowingly hire or solicit Regions Security employees without Regions Security written consent during performance of the agreement and for a period of 2 years after termination of the agreement.

VIII. DISCLAIMER AND LIMITATION OF LIABILITY

Regions Security will not be liable for lost profits or other consequential damages even if Regions Security has been advised of the possibilities of such damages, or for any claim against the Customer by any other party. The Customer acknowledges he has read this agreement, which includes the Regions Security Equipment Description and Price Configuration, understands all the terms, and agrees to be bound by its terms and conditions. Further, the Customer agrees that this document is a complete and exclusive statement of the agreement between the parties, which supersedes all proposals or prior agreements, oral or written, between the parties related to the subject of this agreement.

IX. LEGAL REMEDIES

In the event of a dispute concerning any of the terms and condition of this Agreement and/or a breach of the Agreement, the prevailing party will be entitled to recover reasonable attorney's fees. All legal proceedings shall be conducted in the county of Miami-Dade County, in the State of Florida.

BUSINESS NAME (Customer)

CONTRACT NUMBER

CONTRACT DATE

BUSINESS ADDRESS

INSTALLATION DATE

CITY STATE ZIP

DEPOSIT AMOUNT

CUSTOMER REPRESENTATIVE / TITLE

REGIONS SECURITY REPRESENTATIVE / TITLE

SIGNATURE

SIGNATURE