



**WALNUT CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BROWARD COUNTY  
REGULAR BOARD MEETING  
AUGUST 20, 2024  
6:00 P.M.**

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

[www.walnutcreekcdd.org](http://www.walnutcreekcdd.org)  
786.347.2711 ext. 2011 Telephone  
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**AGENDA**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
Walnut Creek Clubhouse  
7500 NW 20<sup>th</sup> Street Pembroke Pines, Florida 33024  
**REGULAR BOARD MEETING**  
**August 20, 2024**  
**6:00 p.m.**

<b>A. Call to Order</b>	
<b>B. Proof of Publication</b> .....	Page 1
<b>C. Establish Quorum</b>	
<b>D. Additions or Deletions to Agenda</b>	
<b>E. Comments from the Public for Items Not on the Agenda</b>	
<b>F. Approval of Minutes</b>	
1. May 21, 2024 Regular Board Meeting Minutes.....	Page 2
<b>G. Administrative Matter</b>	
1. Financial Update.....	Page 13
2. Update on the Broward County Supervisor of Elections Qualified Candidate Results	
<b>H. New/Additional Business</b>	
1. Consider Approval of Resolution No. 2024-06 – Adopting Goals and Objectives.....	Page 28
2. Iguana Control Reports.....	Page 31
3. CAS Engineering Proposal for Bench Installation Project near Lakes.....	Page 33
4. Discussion Regarding Canal Erosion and Allstate Management’s Proposed Solution.....	Page 37
5. Discussion Regarding the Seeding of the Canal Bank and Shoreline	
6. Discussion Regarding the Community Landscaping Conditions and Notice to the Association	
7. Discussion Regarding a Reserve Study Conducted by the HOA that Included the CDD	
8. Acceptance of Taft Street Visitor Gate Trap System Plans for Bid Process.....	Page 40
9. Consider Approval of Regions Proposed Stop Signage for Taft St Resident Entrance ( <i>provided via handout</i> )	
10. Consider Approval of Repairs & Pressure Cleaning of District Infrastructure at Taft and Sheridan St Entrances/Exits:	
a. Repairs, Pressure Cleaning & Paint Options for the Taft St Pavilion.....	Page 46
b. Pressure Cleaning.....	Page 51
11. Consider Approval of Allstate Budget Letter.....	Page 59
12. Ratify and Approve Regions Est. 2024-1534 Lift Master Control Boards .....	Page 60
13. Ratify and Approve Crystal Pool Services Est. 177912 & 179025 East & West: Parts, Filters & Repairs...Page 61	
14. Ratify and Approve Tirone Electric Est. 6D23-135.....	Page 62
15. Ratify and Approve Regions Quote 241874-1 Camera Replacement.....	Page 64
16. Ratify and Approve Regions Est. 2024-1564 Dualbeam Barcode Reader.....	Page 65
17. Ratify and Approve Regions Est. 2024-1521 & 2024-1522 Taft & Sheridan Output Models .....	Page 66
18. Ratify and Approve Regions Est. 2024-1598 Magnetic Lock Repair.....	Page 68
19. Ratify and Approve Regions Est. 2024-1589 Gate Arms.....	Page 69

**I. Security Systems/Services**

- 1. Region’s Security Report.....Page 70
- 2. Security Project Updates
  - a. Update on the Click2Enter Access Systems Upgrade
  - b. Update on the Sheridan Street Pedestrian Gate Keypad System Project
- 3. Security Administrator Updates and Reports:
  - a) Gate Maintenance/Service Report (*provided via handout*)
  - b) Invoice Report (*provided via handout*)
  - c) Incident Report (*provided via handout*)
- 4. Individual Incident Report(s) Requiring Board Action or Direction:
  - a) Resident Luis Arias Incident of June 14, 2024, Request for Reimbursement.....Page 73

**J. Old Business**

**K. Additional Staff Updates/Requests**

- 1. Attorney
  - a. Memorandum Regarding Broward County Compliance with Universal Gate Access System.....Page 83
  - b. District Counsel Update on the 2024 Florida Legislative Session.....Page 85
  - c. District Counsel Supplement to the Legislative Session.....Page 89
- 2. District Manager

**L. Additional Board Member/Public Comments**

**M. Adjourn**

**BROWARD**

STATE OF FLORIDA  
COUNTY OF BROWARD:

Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of 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 2023/2024 REGULAR MEETING SCHEDULE

in the XXXX Court,  
was published in a newspaper by print in the issues of  
Broward Daily Business Review f/k/a Broward Review on

10/06/2023

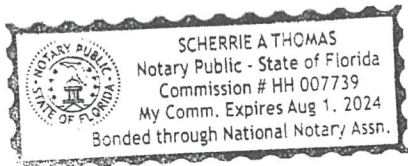
Affiant further says that the newspaper complies with all  
legal requirements for publication in chapter 50, Florida  
Statutes.

*Barbara Jean Cooper*

Sworn to and subscribed before me this  
6 day of OCTOBER, A.D. 2023

*Scherrie A Thomas*

(SEAL)  
BARBARA JEAN COOPER personally known to me



**WALNUT CREEK COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2023/2024  
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:

- October 17, 2023
- January 16, 2024
- March 19, 2024
- April 16, 2024
- May 21, 2024
- June 18, 2024
- August 20, 2024

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.walnutcreekcodd.org  
10/6 25-25/0000686577B

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 21, 2024**

**A. CALL TO ORDER**

District Manager, Gloria Perez, called the May 21, 2024, Regular Board Meeting of the Walnut Creek Community Development District (the “District”) to order at 6:00 p.m. in the Walnut Creek Clubhouse located at 7500 NW 20<sup>th</sup> 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 October 6, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, 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 Allan Beckmann, Zalman Kagan and Igor Fateyev.

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.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

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

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

**F. APPROVAL OF MINUTES**

**1. March 19, 2024, Regular Board Meeting**

The minutes from the March 19, 2024, Regular Board Meeting were presented for consideration. Mrs. Perez noted a correction to the MOTION on Page 3 of 10 removing the word “amended” and adding “directing District management” pursuant to the recording of the meeting.

A <b>MOTION</b> was made by Supervisor Levenson, seconded by Supervisor Fateyev and unanimously passed approving the minutes of the March 19, 2024, Regular Board Meeting, as amended.
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**G. ADMINISTRATIVE MATTERS**

**1. Financial Update**

Financial Reports were presented in the meeting book and reviewed, which consisted of: 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 April 30, 2024 reflecting: \$2,243,740.87.

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

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Beckmann and passed unanimously ratifying and approving the financials, as presented.

## **2. Announce 2024 General Election and Candidate Qualifying Period**

Mrs. Perez advised, pursuant to the Broward County Supervisor of Elections, the official qualifying period for the office of community development district supervisor runs from noon, Monday, June 10, 2024 through noon, Friday, June 14, 2024. In line with [F.S. 99.061\(8\)](#), the pre-qualifying period will start on May 28, 2024, since the Supervisor of Elections' office will be closed on Monday, May 27, 2024, in observance of Memorial Day. This means that candidates can start turning in their qualifying documents beginning Tuesday, May 28, 2024. We encourage candidates to take advantage of the pre-qualifying period.

Mrs. Perez added that the Seats up for election with term expiring this year were as follows:

AS	Seat 4 Zalman Kagan	Expires 2024
V-CHR	Seat 5 Elina Levenson	Expires 2024

*Mrs. Perez then recessed the Regular Board Meeting and simultaneously called to order the Public Hearing.*

### **H. PUBLIC HEARING**

#### **1. Proof of Publication**

Proof of publication was presented that notice of the Public Hearing had been published in the *Sun Sentinel* on May 1, 2024, and May 8, 2024, as legally required.

#### **2. Receive Public Comment on Fiscal Year 2024/2025 Final Budget**

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2024/2025 final budget and non-ad valorem special assessments.

There being no further comments to be heard, the public comment portion of the Public Hearing was closed.

#### **3. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Final Budget**

Mrs. Perez presented Resolution No. 2024-04, entitled:

#### **RESOLUTION NO. 2024-04**

#### **A RESOLUTION OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025 BUDGET.**

Mrs. Perez read the title of the resolution into the record and indicated that it provides for approving and adopting the fiscal year 2024/2025 final budget and the non-ad valorem special assessment tax roll (assessment levy).

As requested by the Board, three (3) Final Budget Options were presented for Board consideration.

All Options to unanimously zero out the line item for Stormwater Drainage Pipe Cleaning & CCTV Project, which consists of \$120,000.

Option 1 – From the \$120,000 that has become available, allocate \$20,000 towards carryover and allocate \$100,000 towards the reduction of the assessments. Option 1 - O&M = \$1,655.76

Options 2 - From the \$120,000 that has become available, allocate the full amount of \$120,000 towards the reduction of the assessments. Option 2 - O&M = \$1,631.98

Option 3 – Provides an option that reduces the per unit assessment by \$250.00 each from last year’s assessment. Option 3 - O&M = \$1,524.91

A lengthy discussion ensued and the Board went over individual preferences after which the following motion was made:

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Fateyev and unanimously passed adopting Resolution No. 2024-04, approving the Fiscal Year 2024/2025 Final Budget through Option 2, as presented.

*There being no further final budget and assessment business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.*

**I. NEW/ADDITIONAL BUSINESS**

**1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule**

Mrs. Perez presented Resolution No. 2024-03, entitled:

**RESOLUTION NO. 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez read the title of the resolution into the record and noted that meetings would remain at the same location of the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024, with the start time of 6:00 p.m. on the following dates:

**October 15, 2024 Amended Budget**  
**January 21, 2025**  
**March 18, 2025 Proposed Budget**

**April 15, 2025**  
**May 20, 2025 Final Budget**  
**June 17, 2025**  
**August 19, 2025**

A **MOTION** was made by Supervisor Beckmann, seconded by Supervisor Levenson and unanimously passed adopting Resolution No. 2024-03, approving the Regular Meeting Schedule for Fiscal Year 2024/2025 by holding meetings in the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024, with a start time of 6:00 p.m. and further authorizes the advertisement of same, as required by law.

## **2. Iguana Control Reports**

Iguana Control Reports were presented in the meeting book and were reviewed by the Board.

Iguanas were removed from the following locations:

86 from the Lakes and Canals  
45 from the Taft Street Water Features  
*131 Total*

## **3. Discussion Regarding HOA Request to Install Benches Near Lake**

Presented in the meeting book was a request made by the HOA Property Manager, Mr. Pierral, to allow the HOA to install and maintain benches throughout designated areas.

Ms. Wald noted that several items needed to be taken into consideration such as placement of concrete pads, permits, locations, etc. A discussion ensued and both Supervisors Levenson and Ross were opposed to the installation of the benches. Mrs. Levenson noted that lakes throughout the community have had warning signs installed advising the public that snakes and alligators may be present. She further noted that the benches would encourage people to visit the lakes.

Supervisors Kagan and Beckmann asked that District management look further into the possibility of the installation of the benches from the District Engineer with regard to the feasibility of this option and its related costs.

## **4. Consider Landshore Enterprises' Updated Proposals**

Presented in the meeting book, at the request of the Board, were two (2) proposals from Landshore Enterprises. One for the remobilization of the engineering team to survey and compare the current conditions with the "Erosion and Sedimentation Control Plan for Walnut Creek CDD Canal prepared by Landshore Enterprises, LLC, dated July 15, 2022" and the second proposal for updating the plans, if needed.

Supervisor Kagan stated that he was not in favor of moving forward with this project, noting that he had observed that the grass and vegetation had grown back and that it appeared to him that the area was stabilizing itself over time, and went on to share images of the same.



A discussion ensued amongst the Board Members after which this agenda item was tabled until further notice.

District management was directed to obtain prices for seeding of the areas as needed.

### 5. Consider Regions Security Admin (Remote) Proposal

Presented in the meeting book was a proposal from Regions Security for Security Admin (Remote Services).

#### Job Description

- Ensure a continuously updated resident information database, including, but not limited to names, addresses, email addresses and telephone numbers.
- Education of residents with the security system, including, but not limited to downloading and use of the system's application portal.
- Provide direct personal contact for residents to assist with security systems issues and assist with utilization of the security system.
- Monitor security services contractor engaged by the District and provide reports to the District of contractor's performance.
- Monitor camera surveillance of District's gated entrances. Monitor security equipment, including, but not limited to gate arms, cameras, software, video, internet connection, and report malfunctioning equipment to District contractor responsible for the maintenance and repair of the security equipment.
- Review security video for any activity that causes damage to the security equipment or interference with the proper District security protocol and report such activity to the District.
- Provide the District with security video and reports for any incidents regarding the District's security system.
- Prepare and submit invoices to the District for gate damage caused by vehicles and people.
- Prepare gate maintenance/repair report and invoice report for meetings.
- Submit Incident Reports or any items requiring board actions.
- Retrieve copies of police reports as needed.
- Includes a dedicated digital telephone line. Call recording capability.
- Includes 30 hours per week of service.
- HOA management is responsible for the ongoing maintenance of the SOS System, including the addition and updating of resident and vehicle information. Additionally, they must manage the issuance and installation of vehicle barcodes. The Security Admin will collaborate closely with the HOA management team.

For the Proposed Monthly Amount of \$1,610. totaling \$19,320, annually, and the current budgeted amount for this line item is \$35,100.

Supervisor Kagan noted that the Association Security Admin. was not responsive. A discussion ensued.

A **MOTION** was then made by Supervisor Fateyev, seconded by Supervisor Kagan and unanimously passed approving the Regions Security Remote Admin Proposal, amended to reflect providing twenty (20) hours per week with a schedule to be determined in the amount of \$1,100 per month; and further directing District Counsel to prepare an agreement and authorizing District management to execute same on behalf of the District.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Levenson and unanimously passed directing District Counsel to prepare and send a thirty (30) day notice of termination to the Association cancelling the Security Administrative Services.

*Supervisor Fateyev stepped away from the meeting at approximately 7:23 p.m. and returned at 7:26 p.m.*

**6. Consider Required Click2Enter Access Systems Upgrade Proposals**

Three (3) companies from the Fire Prevention Department's list, and Regions, provided prices for this service. Both Regions and AT&I included the permit processing fees in their prices.

Walnut Creek CDD Access Systems Upgrade			
AAA Computer Service	Access Control Machines	AT&I	Regions Security
<i>As per City Of Pembroke Pines - Fire Prevention Department, all the vehicular accesses to the community need to be updated with the "Click2Enter System" (Attached Letter).</i>			
<i>- It was confirmed with City Of Pembroke Pines Fire Prevention Department, via phone call (with Fire Marshall Assistant Brian Nettina), that all of the 4 accesses to the Community need the mandatory upgrade, since the emergency vehicles never know which access they will need to use when an emergency occurs.</i>			
Supply and Install the 4 (2 Taft & 2 Sheridan) Click2Enter Devices.			
<b>\$12,000.00</b>	<b>\$8,200.00</b>	<b>\$13,100.00</b>	<b>\$12,675.00</b>
These 2 companies proposals do not include permit processing.		AT&I includes on its price (consolidated on previous row) \$2,500.00 for their Permit Processing Fees.	Regions includes on its price (consolidated on previous row) their Permit Processing Fees.
<i>All of these 3 vendors were taken from the list provided by the City of Pembroke Pines - Fire Prevention Department authorized contractors.</i>			

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Fateyev and passed unanimously approving the Regions Security proposal in the amount of \$12,675 for the Access Systems upgrade (Click2Enter Devices) at Taft Street (2 devices) and at Sheridan Street (2 devices), as presented.

**7. Consider Gate System Maintenance Proposals**

Several gate system maintenance proposals were presented to the Board for consideration. No action was taken. The Board did state that it would be wise to consider having an alternate company come in yearly to evaluate the gate system.

**8. Consider Allstate Fountain Equipment Proposal**

Allstate proposals were presented. The first was for regular service and light bulb replacements (if deemed necessary), and the second proposal was for the recommended upgrade to LED lighting as the current bulbs were being discontinued. The last time this fountain was serviced (by Allstate) was September 2021. Before that, it was serviced by Vertex (this company no longer provides maintenance services, just manufacturing).

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Fateyev and passed unanimously approving the Allstate proposal for a one-time lake fountain maintenance service and light bulb and gasket replacement, as deemed necessary, found on Page 14 of the meeting booklet for an amount not to exceed \$1,260.

**9. Consider Trimming of Palms Around Waterfalls Proposals**

Since Wolfer requested a significant increase, management went out for quotes for these quarterly services. Wolfer and Cutters Edge are local companies who provided prices, as well as Turf and Trimscape, who is from Miami. As mentioned in the chart, other local vendors were contacted but they did not provide a quote for these services.

Walnut Creek CDD Trimming of palms around waterfalls			
Cutters Edge <i>Davie FL</i>	Trimscape <i>Homestead FL</i>	Turf Management <i>Miami FL</i>	Wolfer Landscape (Current Provider) <i>Davie FL</i>
Quarterly trimming of palms around waterfalls (Taft ST. Entrance) to avoid seeds or branches to fell/affect the waterfalls equipment.			
\$3,390.00	\$3,400.00	\$3,150.00	\$3,750.00
<p><i>* Local vendors contacted for these services:</i></p> <ul style="list-style-type: none"> <li>- America Stars</li> <li>- Vibrant Lawn Services</li> <li>- EPS Empire Property</li> </ul> <p><i>These vendors did not provide requested proposal. Other local vendors where contacted but they did not show interest in this project.</i></p>			

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Levenson and unanimously passed approving the trimming of the palms around the waterfalls by Cutters Edge for an amount not to exceed \$3,390.00; and simultaneously directing District Counsel to prepare an agreement and for District management to execute same on behalf of the District.

**10. Consider Ratification of Arking CO #1 for Main Entrance Improvement**

A **MOTION** was made by Supervisor Beckmann, seconded by Supervisor Fateyev and passed unanimously ratifying and approving the Arking CO #1 dated April 8, 2024, in the amount of \$3,700 for main entrance improvement of a City required updated survey with elevations.

**11. Consider Ratification of Crystal Pools’ East Waterfall Repair Proposal**

A **MOTION** was made by Supervisor Beckmann, seconded by Supervisor Levenson and passed unanimously ratifying and approving the Crystal Pools east waterfall repair proposal dated May 3, 2024, in the amount of \$1,354 to repair a leak. Price includes parts and labor.

## 12. ATI Security Gate System Evaluation Report

The ATI Security Gate Systems' Evaluation Report was presented in the meeting materials and the same was reviewed by the Board.

## 13. Regions Security Gate Systems Evaluation Report

The Regions Security Gate Systems Evaluation Report was presented in the meeting materials and the same was reviewed by the Board.

## 14. Update and Response to Board Inquiries from Allstate Related to Fish Stocking

Mrs. Perez advised of Andy Fuhrman's response to the inquiry regarding the fish stocking selection and the potential damages to the shoreline by catfish and lastly would it be best to only stock with mosquito fish?

**From:** afuhrman@allstatemanagement.com <afuhrman@allstatemanagement.com>  
**Sent:** Thursday, March 21, 2024 10:24 AM  
**To:** Gloria Perez <gperez@sdsinc.org>; jweinsier@allstatemanagement.com  
**Cc:** Ronald Galvis <rGalvis@sdsinc.org>; Tori Shamy <tshamy@sdsinc.org>  
**Subject:** RE: WC APPROVED Fish Stocking

Good questions.

The mosquitofish eat their weight in mosquito larvae each day. The catfish are channel catfish not armored catfish(plecos) and will not disturb the shoreline. FWC recommends all the species we are stocking.

Andy Fuhrman  
President  
954-382-9766 p  
954-382-9770 f  
[afuhrman@allstatemanagement.com](mailto:afuhrman@allstatemanagement.com)  
[www.allstatemanagement.com](http://www.allstatemanagement.com)



Mrs. Perez noted that the fish stocking had already been completed.

## **15. Update Regarding South University Drive Canal Erosion/Stabilization Project and Contractors**

The project, thought to have been Broward County's, turned out to be a Florida DOT project. It was supervised and inspected by the South Broward Drainage District. They shared with us the information about the vendor who had completed the project. They also gave very good references for them and recommended them highly, adding that since it was a small company, they were usually very busy. The company is Underwater Hydraulics. For details, please refer to the attached e-mail.

### **RE: WC University Dr. Canal Project - Contractors Information**

Andrew Sobrino <andrew@sbdd.org>

Thu 5/16/2024 2:31 PM

To: Ronald Galvis <rGalvis@sdsinc.org>

Cc: Shaune Rogers <uwhydrolic@gmail.com>

Hey Ronald,

That project was actually completed by DOT but was inspected by South Broward Drainage District (SBDD) as it was in our waterbody. Initially, there were a lot of issues found in our walkthrough and ultimately the contractor decided to reinstall the fabric-form across the entire canal as per the scope. They asked SBDD for the names of some contractors that could assist in the work and one of the ones we recommended was Underwater Hydraulics- a dive company we utilize for a lot of our drainage work/erosion restoration work within our district. The company was able to be on site and facilitate the installation of the fabricform across University Dr. and ultimately created a satisfactory finish product that met our criteria both above and below the waterline.

Shaune Rogers, the owner of the company, is CC'd on this email and his cell phone number is 954-599-9186. He has performed multiple jobs for the district and always delivered a satisfactory finish product.

If you have any other questions or need any information on past work performed with SBDD please don't hesitate to reach back out to me.

Thanks,

Andrew Sobrino  
Assistant District Director  
South Broward Drainage District  
6591 Southwest 160th Avenue  
Southwest Ranches, FL 33331  
954-680-3337 (office)  
e-mail: [Andrew@SBDD.org](mailto:Andrew@SBDD.org)

## **16. Update Regarding Central Broward Water Control District Certification and Permit Renewals**

Mrs. Perez advised that the Central Broward Water Control District 5-Year Certification and Permit Renewals had been completed and the District was currently in compliance with the requirements.

### **J. SECURITY SYSTEMS/SERVICES**

#### **1. Regions' Security Report**

Regions presented their Security Report and went over same.

## **2. Security Administrator Report and Staff Changes Update**

Mr. Fontil stated that the Security Administrator was not able to attend today's meeting. He addressed some of the Board's questions and provided a brief update.

## **3. Security Administrator Updates and Reports**

### **a. Gate Maintenance/Service Report**

This report was provided in the meeting materials. It was also noted that SOS was working on taking readings.

### **b. Invoice Report**

This information was provided in the meeting materials and was reviewed by the Board.

### **c. Incident Report**

This information was provided under separate cover.

## **4. Individual Incident Report(s) Requiring Board Action or Direction**

### **a. Resident Marilyn Dauphin Request for Payment Plan**

Mrs. Perez advised that Marilyn Dauphin requested a payment plan for the Walnut Creek CDD Invoice #2024-7373 in the amount of \$1,000.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Beckmann approving a payment plan for the \$1,000 due from Marilyn Dauphin by extending the term in which she has to pay to six (6) months for final payment. Upon being put to a vote, the **MOTION** carried 3 to 2 with Supervisors Levenson and Ross dissenting.

### **b. Resident Miracola Taft Street Exit Gate Incident of April 2, 2024**

Mrs. Perez noted that she had circulated to the Board Members and to District Counsel the video footage of the above referenced incident in advance of today's meeting. Mr. Miracola, who attended today's meeting, presented his case to the Board. Upon review of the video footage, it was clear that Mr. Miracola was fully responsible for the damages to the Taft Street exit gate during the incident that occurred on April 2, 2024.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Levenson and passed unanimously denying Mr. Miracola's request to waive the fees regarding the April 2, 2024, incident.

A **MOTION** was then made by Supervisor Fateyev, seconded by Supervisor Levenson providing Mr. Miracola thirty (30) days for payment in full. Upon being put to a vote, the **MOTION** carried 3 to 2 with Supervisors Ross and Kagan dissenting.

**K. OLD BUSINESS**

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

**L. ADDITIONAL STAFF UPDATES/REQUESTS**

**1. Attorney**

There were no further comments from District Counsel.

**2. District Manager**

**a. SDS Ethics Training Memo**

Mrs. Perez provided an overview of the memorandum, noting, as previously mentioned, that beginning in 2024, District Supervisors were required to complete four (4) hours of ethics training annually. Below are links to two training sessions that will, upon completion, satisfy the training requirement. Beginning with the 2024 Form 1, District Supervisors will be required to confirm that they have completed the training each year.

**b. 2023 Form 1 – Statement of Financial Interests**

Mrs. Perez reminded the Board that the 2023 Form 1 must be submitted prior to July 1, 2024, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System [floridaethics.gov](http://floridaethics.gov)., as previously noted by District Counsel. She emphasized that you will no longer be able to file your completed Form 1 through your local Supervisor of Elections’ office.

**M. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS**

There were no further Board Member or public comments.

**N. 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 8:11 p.m.

**ATTESTED BY:**

\_\_\_\_\_  
Secretary /Assistant Secretary

\_\_\_\_\_  
Chairman/Vice-Chair

Walnut Creek  
Community Development District

**Financial Report For  
July 2024**



**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
OPERATING FUND  
JULY 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual Jul-24	Year To Date Actual 10/1/23 - 7/31/24
<b>REVENUES</b>			
ADMINISTRATIVE ASSESSMENTS	182,571	0	182,303
MAINTENANCE ASSESSMENTS	1,405,957	0	1,382,955
DEBT ASSESSMENTS (2010)	129,869	0	127,782
OTHER REVENUE	0	0	10,760
INTEREST INCOME	1,500	0	78,451
<b>TOTAL REVENUES</b>	<b>\$ 1,719,897</b>	<b>\$ -</b>	<b>\$ 1,782,251</b>
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE EXPENDITURES</b>			
SUPERVISOR FEES	10,000	0	4,800
PAYROLL TAXES (EMPLOYER)	800	0	367
ENGINEERING	40,000	0	4,348
LEGAL FEES	23,000	605	14,620
AUDIT FEES	4,100	0	4,100
MANAGEMENT	49,092	4,091	40,910
POSTAGE	1,450	67	912
OFFICE SUPPLIES/PRINTING	5,500	7	1,250
INSURANCE	17,500	0	21,056
LEGAL ADVERTISING	1,100	0	892
MISCELLANEOUS	8,750	143	4,417
DUES & SUBSCRIPTIONS	175	0	175
ASSESSMENT ROLL	7,500	0	0
TRUSTEE FEES	1,800	0	1,420
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	1,667
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 173,117</b>	<b>\$ 5,080</b>	<b>\$ 100,934</b>
<b>MAINTENANCE EXPENDITURES</b>			
FIELD MANAGEMENT	5,000	0	5,000
OPERATIONS MANAGEMENT	12,000	1,000	10,000
SECURITY SERVICES	370,000	1,100	182,295
HOA SECURITY SERVICES ADMIN	35,100	0	0
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000	0	0
SECURITY SERVICES - ABDI	0	0	0
SECURITY CAMERAS & MAINTENANCE	12,000	0	0
SECURITY ONLINE SOLUTIONS	12,000	0	0
TELEPHONE	12,500	946	9,272
ELECTRIC	85,000	2,090	74,969
WATER & SEWAGE	16,000	1,138	10,335
GUARD HOUSE - VISITOR PASSES	0	0	0
GATE SYSTEM MAINTENANCE	50,000	16,560	73,202
GUARD HOUSE INT/EXT MAINTENANCE	30,000	734	13,379
LAKE & PRESERVE MAINTENANCE	48,000	2,960	29,600
SIGNAGE	2,000	0	92
STREETLIGHT MAINTENANCE	5,000	0	0
WATERFALL MAINTENANCE	80,000	5,005	60,928
HOLIDAY LIGHTING	11,000	0	9,990

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
OPERATING FUND  
JULY 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual Jul-24	Year To Date Actual 10/1/23 - 7/31/24
IGUANA REMOVAL SERVICES	27,000	2,242	22,417
MISCELLANEOUS MAINTENANCE	10,000	123	23,081
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000	0	70,648
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES	14,000	0	0
HEADWALL STABILIZATION PROJECT	50,000	0	0
LAKE SLOPE SOIL MAINTENANCE	10,000	0	0
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	240,000	0	0
OPERATING RESERVE/CONTINGENCY	24,000	0	0
TAFT STREET STRUCTURE MAINTENANCE	0	0	0
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	120,000	0	0
MONUMENT MAINTENANCE	6,000	0	0
LANDSCAPE MAINT (OTHER)	0	0	1,200
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,421,600</b>	<b>\$ 33,898</b>	<b>\$ 596,408</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,594,717</b>	<b>\$ 38,978</b>	<b>\$ 697,342</b>
<b>EXCESS OR (SHORTFALL)</b>	<b>\$ 125,180</b>	<b>\$ (38,978)</b>	<b>\$ 1,084,909</b>
PAYMENT TO TRUSTEE (2010)	(122,077)	(720)	(120,536)
<b>BALANCE</b>	<b>\$ 3,103</b>	<b>\$ (39,698)</b>	<b>\$ 964,373</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(34,368)	0	(32,548)
DISCOUNTS FOR EARLY PAYMENTS	(68,735)	0	(63,319)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (100,000)</b>	<b>\$ (39,698)</b>	<b>\$ 868,506</b>
CARRYOVER FROM PRIOR YEAR	100,000	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (39,698)</b>	<b>\$ 868,506</b>

**Note: Reserves Set-Up For Un-Used Budgeted Fiscal Year 2020/2021, 2021/2022 & 2022/2023 Maintenance Projects. Improvement/Emergency Funds May Be Needed To Fund A Portion Of The Projects.**

Bank Balance As Of 7/31/24	\$ 1,916,788.70
Accounts Payable As Of 7/31/24	\$ 24,685.09
Accounts Receivable As Of 7/31/24	\$ 11,720.00
Reserve For Headwall Stabilization As Of 7/31/24	\$ 100,000.00
Reserve For Lake Slope Soil Maintenance As Of 7/31/24	\$ 30,000.00
Reserve For Stormwater Maint/Pipe Replacement As Of 7/31/24	\$ 155,000.00
Reserve For S-8 Canal Reconstruction As Of 7/31/24	\$ 540,000.00
Operating Account Available Funds As Of 7/31/24	\$ 1,078,823.61
Improvements/Emergency Funds As Of 7/31/24	\$ 1,090,398.68
<b>Total Available Funds As Of 7/31/24</b>	<b>\$ 2,169,222.29</b>

**Walnut Creek Community Development District**  
**Budget vs. Actual**  
**October 2023 through July 2024**

	<u>Oct 23 - July 24</u>	<u>23/24 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
01-3100 · Administrative Assessment	182,302.55	182,571.00	-268.45	99.85%
01-3200 · Maintenance Assessment	1,382,955.25	1,405,957.00	-23,001.75	98.36%
01-3811 · Debt Assessments (Series 2010)	127,782.40	129,869.00	-2,086.60	98.39%
01-3821 · Debt Assess-Paid To Trustee-10	-120,535.65	-122,077.00	1,541.35	98.74%
01-3830 · Assessment Fees	-32,547.73	-34,368.00	1,820.27	94.7%
01-3831 · Assessment Discounts	-63,318.87	-68,735.00	5,416.13	92.12%
01-9400 · Miscellaneous Revenue	10,760.00	0.00	10,760.00	100.0%
01-9410 · Interest Income	78,450.50	1,500.00	76,950.50	5,230.03%
01-9411 · Carryover From Prior Year	0.00	100,000.00	-100,000.00	0.0%
<b>Total Income</b>	<b>1,565,848.45</b>	<b>1,594,717.00</b>	<b>-28,868.55</b>	<b>98.19%</b>
<b>Expense</b>				
01-1307 · Payroll tax expense	367.20	800.00	-432.80	45.9%
01-1308 · Supervisor Fees	4,800.00	10,000.00	-5,200.00	48.0%
01-1310 · Engineering	4,348.00	40,000.00	-35,652.00	10.87%
01-1311 · Management Fees	40,910.00	49,092.00	-8,182.00	83.33%
01-1315 · Legal Fees	14,620.00	23,000.00	-8,380.00	63.57%
01-1319 · Methodology Report	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	4,100.00	4,100.00	0.00	100.0%
01-1450 · Insurance	21,056.00	17,500.00	3,556.00	120.32%
01-1480 · Legal Advertisements	892.34	1,100.00	-207.66	81.12%
01-1512 · Miscellaneous	4,416.94	8,750.00	-4,333.06	50.48%
01-1513 · Postage and Delivery	911.51	1,450.00	-538.49	62.86%
01-1514 · Office Supplies	1,250.35	5,500.00	-4,249.65	22.73%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	1,420.00	1,800.00	-380.00	78.89%
01-1551 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
01-1570 · Website Management	1,666.60	2,000.00	-333.40	83.33%
01-1601 · Security Services	182,295.44	370,000.00	-187,704.56	49.27%
01-1604 · Guardhouse Int/Ext Maintenance	13,378.94	30,000.00	-16,621.06	44.6%
01-1605 · Gate System Maintenance	73,201.50	50,000.00	23,201.50	146.4%
01-1609 · Security Cameras & Maintenance	0.00	12,000.00	-12,000.00	0.0%
01-1610 · Security Online Solutions	0.00	12,000.00	-12,000.00	0.0%
01-1803 · Lake & Preserve Maintenance	29,600.00	48,000.00	-18,400.00	61.67%
01-1805 · Stormwater Mgt/Pipe Replacement	70,648.00	100,000.00	-29,352.00	70.65%
01-1812 · Signs	92.46	2,000.00	-1,907.54	4.62%
01-1814 · Electricity	74,968.97	85,000.00	-10,031.03	88.2%
01-1815 · Miscellaneous Maintenance	24,281.18	10,000.00	14,281.18	242.81%
01-1816 · Telephone	9,272.42	12,500.00	-3,227.58	74.18%
01-1817 · Water & sewer	10,334.73	16,000.00	-5,665.27	64.59%
01-1818 · Field Management	5,000.00	5,000.00	0.00	100.0%
01-1821 · Waterfall Maintenance	60,928.12	80,000.00	-19,071.88	76.16%
01-1824 · Streetlight Maintenance	0.00	5,000.00	-5,000.00	0.0%
01-1826 · Holiday Lighting	9,990.00	11,000.00	-1,010.00	90.82%
01-1829 · Monument Maintenance	0.00	6,000.00	-6,000.00	0.0%

**Walnut Creek Community Development District**  
**Budget vs. Actual**  
**October 2023 through July 2024**

	<u>Oct 23 - July 24</u>	<u>23/24 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
01-1835 · Pressure Clean & Paint Ext Strc	0.00	14,000.00	-14,000.00	0.0%
01-1839 · Iguana Removal Services	22,416.70	27,000.00	-4,583.30	83.03%
01-1840 · Headwall Stabilization Project	0.00	50,000.00	-50,000.00	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	240,000.00	-240,000.00	0.0%
01-1844 · HOA Security Services Admin	0.00	35,100.00	-35,100.00	0.0%
01-1845 · Security Video Surveillance	0.00	35,000.00	-35,000.00	0.0%
01-1846 · Drainage, Pipe Cleaning & CCTV	0.00	120,000.00	-120,000.00	0.0%
01-1899 · Operating Maint Resrve/Contngcy	0.00	24,000.00	-24,000.00	0.0%
01-2311 · Operations Management	10,000.00	12,000.00	-2,000.00	83.33%
<b>Total Expense</b>	<u>697,342.40</u>	<u>1,594,717.00</u>	<u>-897,374.60</u>	<u>43.73%</u>
<b>Net Income</b>	<u><b>868,506.05</b></u>	<u><b>0.00</b></u>	<u><b>868,506.05</b></u>	<u><b>100.0%</b></u>

Walnut Creek Community Development District

Check Register

May 2024 - July 2024

Reference #	Date	Vendor	Amount
5-1	5/2/2024	1st Solution Pest Control	140.00
5-2	5/2/2024	Allstate Resource Management, Inc.	2,960.00
5-3	5/2/2024	Blue Iguana Pest Control Inc	2,241.67
5-4	5/2/2024	Craig A Smith & Associates LLC	325.00
5-5	5/2/2024	FPL	8,053.08
5-6	5/2/2024	Hancock Bank (Tax Receipts)	2,751.35
5-7	5/2/2024	Regions Security	26,814.08
5-8	5/3/2024	Special District Services	5,873.92
5-9	5/6/2024	City of Pembroke Pine (536647-248299)	494.64
5-10	5/6/2024	City of Pembroke Pines (536645-248297)	162.68
5-11	5/6/2024	City of Pembroke Pines (536646-248298)	391.55
5-12	5/6/2024	Regions Security	150.00
6-1	6/3/2024	Comcast (Voice 8931)	178.88
6-2	6/3/2024	SunSentinel	295.98
6-3	6/4/2024	Allstate Resource Management, Inc.	2,960.00
6-4	6/4/2024	Arking Solutions Inc	3,700.00
6-5	6/4/2024	Billing, Cochran, Lyles, Mauro & Ramsey	855.00
6-6	6/4/2024	Blue Iguana Pest Control Inc	4,483.34
6-7	6/4/2024	City of Pembroke Pine (536647-248299)	408.73
6-8	6/4/2024	City of Pembroke Pines (536645-248297)	211.88
6-9	6/4/2024	City of Pembroke Pines (536646-248298)	288.45
6-10	6/4/2024	Comcast (8939)	372.49
6-11	6/4/2024	Comcast (9044)	372.49
6-12	6/4/2024	Craig A Smith & Associates LLC	260.00
6-13	6/4/2024	Crystal Pool Service Inc	4,650.00
6-14	6/4/2024	Crystal Springs	241.83
6-15	6/4/2024	FPL	8,120.06
6-16	6/4/2024	Grau and Associates	4,100.00
6-17	6/4/2024	Regions Security	9,472.50
6-18	6/4/2024	Richie Rich Services LLC	390.00
6-19	6/4/2024	Special District Services	5,502.77
6-20	6/4/2024	Tirone Electric	1,200.00
6-21	6/24/2024	Billing, Cochran, Lyles, Mauro & Ramsey	1,960.00
6-22	6/24/2024	Comcast (Voice 8931)	178.88
6-23	6/24/2024	Craig A Smith & Associates LLC	325.00
6-24	6/24/2024	Crystal Pool Service Inc	4,650.00
6-25	6/24/2024	Crystal Springs	70.94
6-26	6/24/2024	Hancock Bank (Tax Receipts)	789.20
6-27	6/24/2024	Regions Security	24,556.73
6-28	6/24/2024	SunSentinel	132.54

**Walnut Creek Community Development District**

**Check Register**

**May 2024 - July 2024**

Reference #	Date	Vendor	Amount
7-1	7/8/2024	Allstate Resource Management, Inc.	2,960.00
7-2	7/8/2024	City of Pembroke Pine (536647-248299)	357.18
7-3	7/8/2024	City of Pembroke Pines (536645-248297)	310.29
7-4	7/8/2024	City of Pembroke Pines (536646-248298)	262.68
7-5	7/8/2024	Comcast (8939)	382.49
7-6	7/8/2024	Comcast (9044)	382.49
7-7	7/8/2024	FPL	8,046.36
7-8	7/8/2024	Regions Security	4,765.00
7-9	7/8/2024	Special District Services	5,929.52
7-10	7/26/2024	Comcast (Voice 8931)	179.92
7-11	7/29/2024	Allstate Resource Management, Inc.	2,960.00
7-12	7/29/2024	Arking Solutions Inc	1,300.00
7-13	7/29/2024	Billing, Cochran, Lyles, Mauro & Ramsey	2,340.00
7-14	7/29/2024	Blue Iguana Pest Control Inc	2,241.67
7-15	7/29/2024	Comcast (8939)	383.04
7-16	7/29/2024	Comcast (9044)	383.04
7-17	7/29/2024	Craig A Smith & Associates LLC	1,423.00
7-18	7/29/2024	Crystal Pool Service Inc	4,650.00
7-19	7/29/2024	Crystal Springs	4.99
7-20	7/29/2024	FPL	2,090.00
7-21	7/29/2024	Hancock Bank (Tax Receipts)	720.40
7-22	7/29/2024	Randy's Holiday Lighting	4,995.00
7-23	7/29/2024	Regions Security	8,802.00
7-24	7/29/2024	Tirone Electric	622.50
			<b>187,577.23</b>

**Walnut Creek Community Development District**  
**Expenditures**  
**May 2024 through July 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<b>Expenditures</b>					
<b>01-1307 · Payroll tax expense</b>					
	05/23/2024	PR 05/21/24		mtg 05/21/24 PR 05/24/24 (Payroll Taxes)	76.50
Total 01-1307 · Payroll tax expense					76.50
<b>01-1308 · Supervisor Fees</b>					
	05/23/2024	PR 05/21/24		mtg 05/21/24 PR 05/24/24 (Supervisor Fees)	1,000.00
Total 01-1308 · Supervisor Fees					1,000.00
<b>01-1310 · Engineering</b>					
	05/31/2024	CASA-INV-001943	Craig A Smith & Associates LLC	professional services thru 05/31/2024	325.00
	06/30/2024	CASA-INV-002463	Craig A Smith & Associates LLC	professional services thru 06/30/2024	1,423.00
Total 01-1310 · Engineering					1,748.00
<b>01-1311 · Management Fees</b>					
	05/31/2024	2024-0679	Special District Services	Management Fee - May 2024	4,091.00
	06/30/2024	2024-0803	Special District Services	Management Fee - June 2024	4,091.00
	07/31/2024	2024-0931	Special District Services	Management Fee - July 2024	4,091.00
Total 01-1311 · Management Fees					12,273.00
<b>01-1315 · Legal Fees</b>					
	05/31/2024	187914	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 05/31/2024	1,960.00
	06/30/2024	188400	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 06/30/2024	2,340.00
	07/31/2024	188866	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 07/31/2024	605.00
Total 01-1315 · Legal Fees					4,905.00
<b>01-1320 · Audit Fees</b>					
	05/07/2024	25816	Grau and Associates	fee for fiscal year 2022/2023 audit	4,100.00
Total 01-1320 · Audit Fees					4,100.00
<b>01-1480 · Legal Advertisements</b>					
	05/01/2024	093001443000	SunSentinel	Notice of PH & Reg Board Mtg	295.98
	05/21/2024	093755936000	SunSentinel	Notice of Qualifying Period	132.54
Total 01-1480 · Legal Advertisements					428.52
<b>01-1512 · Miscellaneous</b>					
	05/23/2024	PR 05/21/24		mtg 05/21/24 PR 05/24/24 (Payroll Processing)	53.75
	05/31/2024	2024-0679	Special District Services	document storage	89.56
	05/31/2024	2024-0679	Special District Services	travel	106.13
	06/30/2024	2024-0803	Special District Services	document storage	89.67
	06/30/2024	2024-0803	Special District Services	travel	188.95
	07/31/2024	2024-0931	Special District Services	document storage	89.67
	07/31/2024	2024-0931	Special District Services	travel	53.06
Total 01-1512 · Miscellaneous					670.79
<b>01-1513 · Postage and Delivery</b>					
	05/31/2024	2024-0679	Special District Services	FedEx	33.37
	06/30/2024	2024-0803	Special District Services	FedEx	96.14
	07/31/2024	2024-0931	Special District Services	FedEx	67.34

**Walnut Creek Community Development District**  
**Expenditures**  
**May 2024 through July 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Total 01-1513 · Postage and Delivery					196.85
<b>01-1514 · Office Supplies</b>					
	05/31/2024	2024-0679	Special District Services	copier charges	16.05
	06/30/2024	2024-0803	Special District Services	copier charges	232.05
	06/30/2024	2024-0803	Special District Services	meeting books	32.00
	07/31/2024	2024-0931	Special District Services	copier charges	7.35
Total 01-1514 · Office Supplies					<u>287.45</u>
<b>01-1570 · Website Management</b>					
	05/31/2024	2024-0679	Special District Services	website	166.66
	06/30/2024	2024-0803	Special District Services	website	166.66
	07/31/2024	2024-0931	Special District Services	website	166.66
Total 01-1570 · Website Management					<u>499.98</u>
<b>01-1601 · Security Services</b>					
	05/01/2024	31364	Regions Security	service May 2024	2,574.00
	06/01/2024	31608	Regions Security	gate security service June 2024	2,574.00
	07/01/2024	31991	Regions Security	Security admin services July 2024	1,100.00
Total 01-1601 · Security Services					<u>6,248.00</u>
<b>01-1603 · Gatehouse Maintenance</b>					
	06/30/2024	2024-0803	Special District Services	AC Filter	33.05
	07/31/2024	2024-0931	Special District Services	Home Depot and cleaning supplies	111.22
Total 01-1603 · Gatehouse Maintenance					<u>144.27</u>
<b>01-1604 · Guardhouse Int/Ext Maintenance</b>					
	05/06/2024	23851	Richie Rich Services LLC	AC service at guardhouse	390.00
	07/02/2024	57615	Tirone Electric	retrofit 4 poles by Taft St entrance	622.50
Total 01-1604 · Guardhouse Int/Ext Maintenance					<u>1,012.50</u>
<b>01-1605 · Gate System Maintenance</b>					
	05/01/2024	31363	Regions Security	service May 2024	825.00
	05/08/2024	31404	Regions Security	Taft first arm close loop detector replacement	425.00
	05/23/2024	31507	Regions Security	Sheridan St vehicle and pedestrian conduit and wiring installation	4,276.50
	05/23/2024	31508	Regions Security	Sheridan St pedestrian gate bluetooth keypad reader	1,372.00
	05/29/2024	31584	Regions Security	3 x 12' green and red replacement lighted gate are with LED strip	1,568.00
	05/29/2024	31582	Regions Security	Taft exit arm remount 5/28/24 7:33 PM	225.00
	06/01/2024	31607	Regions Security	gate service June 2024	825.00
	06/20/2024	31749	Regions Security	Sheridan right exit swing gate repair	691.00
	06/20/2024	31751	Regions Security	Taft visitor arm barrier remount 6/19/24 6:40 pm	225.00
	06/20/2024	31748	Regions Security	Sheridan right entrance bar code scanner reader replacement	450.00
	07/01/2024	31959	Regions Security	service maintenance contract July	825.00
	07/01/2024	31960	Regions Security	virtual guard contract July	2,574.00
	07/12/2024	32003	Regions Security	Taft resident arm barrier remount 6/24/24 8:18 PM	150.00
	07/12/2024	32006	Regions Security	Taft entrance output module replacement	735.00
	07/12/2024	32002	Regions Security	Taft endurance output module replacement	735.00



**Walnut Creek Community Development District**  
**Expenditures**  
**May 2024 through July 2024**

<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
07/12/2024	32000	Regions Security	Taft resident arm barrier remount 6/20/24 8:48 PM	225.00
07/12/2024	32001	Regions Security	Sheridan right entrance output module replacement	735.00
07/12/2024	31999	Regions Security	Visitor entrance arm barrier remount 06/20/2024 3:10 PM.	150.00
07/13/2024	32013	Regions Security	Transceiver media converter	598.00
07/18/2024	32099	Regions Security	Taft exit and resident 2nd arm remount 07/17/2024 9:00 PM.	225.00
07/22/2024	32110	Regions Security	Taft second arm barrier remount 6/17/24 3:27 pm	150.00
07/22/2024	32108	Regions Security	Sheridan left exit arm barrier remount 7/21/24 8:45 pm	225.00
07/22/2024	32109	Regions Security	Taft arm replacement work	3,375.00
07/22/2024	32107	Regions Security	Sheridan left exit arm barrier remount 7/21/24 8:45 pm	150.00
07/23/2024	32119	Regions Security	Taft visitor arm barrier remount 7/22/24 6:33 pm	225.00
07/24/2024	32120	Regions Security	DUALBEAM BARCODE READER FOR LONG RANGE VEHICLE ID	2,760.00
07/25/2024	32126	Regions Security	3 12' GREEN AND RED OR RED REPLACEMENT LIGHTED GATE ARMS	1,568.00
07/25/2024	32127	Regions Security	quarterly preventative maintenance, belt & battery replacement	425.00
07/31/2024	32148	Regions Security	disconnect and remove defective magnetic lock, replace	580.00
07/31/2024	32147	Regions Security	Taft resident 2nd arm barrier remount 7/30/24 4:10 pm	150.00
Total 01-1605 · Gate System Maintenance				27,442.50
<b>01-1803 · Lake &amp; Preserve Maintenance</b>				
05/01/2024	8100	Allstate Resource Management, Inc.	mitigation are maintenance	2,960.00
06/01/2024	8890	Allstate Resource Management, Inc.	mitigation area maintenance	2,960.00
07/01/2024	9681	Allstate Resource Management, Inc.	mitigation area maintenance	2,960.00
Total 01-1803 · Lake & Preserve Maintenance				8,880.00
<b>01-1814 · Electricity</b>				
05/20/2024	36358-71365 0524	FPL	acct# 36358-71365 (04/18/24 - 05/20/24)	5,972.40
05/20/2024	04574-72025 0524	FPL	acct# 04574-72025 (04/18/24 - 05/20/24)	498.11
05/20/2024	54061-43023 0524	FPL	acct# 54061-43023 (04/18/24 - 05/20/24)	114.10
05/20/2024	91603-83023 0524	FPL	acct# 91603-83023 (04/18/24 - 05/20/24)	1,109.14
05/20/2024	63714-09001 0524	FPL	acct# 63714-09001 (04/18/24 - 05/20/24)	31.55
05/20/2024	63522-34022 0524	FPL	acct# 63522-34022 (04/18/24 - 05/20/24)	394.76
06/18/2024	91603-83023 0624	FPL	acct# 63714-09001 (05/20/24 - 06/18/24)	1,022.48
06/18/2024	63522-34022 0624	FPL	acct# 63522-34022 (05/20/24 - 06/18/24)	452.59
06/18/2024	63714-09001 0624	FPL	acct# 63714-09001 (05/20/24 - 06/18/24)	31.10
06/18/2024	54061-43023 0624	FPL	acct# 54061-43023 (05/20/24 - 06/18/24)	104.23
06/18/2024	36358-71365 0624	FPL	acct# 36358-71365 (05/20/24 - 06/18/24)	5,972.40
06/18/2024	04574-72025 0624	FPL	acct# 04574-72025 (05/20/24 - 06/18/24)	463.56
07/19/2024	63522-34022 0724	FPL	acct# 63522-34022 (06/18/24 - 07/19/24)	427.14
07/19/2024	91603-83023 0724	FPL	acct# 91603-83023 (06/18/24 - 07/19/24)	1,058.94
07/19/2024	54061-43023 0724	FPL	acct# 54061-43023 (06/18/24 - 07/19/24)	109.82
07/23/2024	04574-72025 0724	FPL	acct# 04574-72025 (06/18/24 - 07/19/24)	494.10
Total 01-1814 · Electricity				18,256.42
<b>01-1815 · Miscellaneous Maintenance</b>				
05/08/2024	21393886 050824	Crystal Springs	water for guardhouse	241.83
06/05/2024	21393886 060524	Crystal Springs	water for guardhouse	70.94

**Walnut Creek Community Development District**  
**Expenditures**  
**May 2024 through July 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
	06/06/2024	1567	Arking Solutions Inc	design and plans - final payment	3,375.00
	06/07/2024	1568	Arking Solutions Inc	design and plans - partial dedicated survey with elevations	1,300.00
	07/03/2024	21393886 070324	Crystal Springs	water for guardhouse	4.99
	07/31/2024	21393886 073124	Crystal Springs	water for guardhouse	118.39
Total 01-1815 · Miscellaneous Maintenance					5,111.15
<b>01-1816 · Telephone</b>					
	05/11/2024	8495 75 100 0519044	Comcast (9044)	acct# 8495751000519044 (05/15/24 - 06/14/24)	372.49
	05/11/2024	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (05/15/24 - 06/14/24)	372.49
	05/15/2024	202110486	Comcast (Voice 8931)	acct# 904688931 inv# 202110486	178.88
	06/11/2024	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (06/15/24 - 07/14/24)	382.49
	06/11/2024	8495 75 100 0519044	Comcast (9044)	acct# 8495751000519044 (06/15/24 - 07/14/24)	382.49
	06/15/2024	204646002	Comcast (Voice 8931)	acct# 904688931 inv# 204646002	178.88
	07/11/2024	8495 75 100 0519044	Comcast (9044)	acct# 8495751000519044 (07/15/24 - 08/14/24)	383.04
	07/11/2024	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (07/15/24 - 08/14/24)	383.04
	07/15/2024	209914832	Comcast (Voice 8931)	acct# 904688931 inv# 209914832	179.92
Total 01-1816 · Telephone					2,813.72
<b>01-1817 · Water &amp; sewer</b>					
	05/22/2024	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (04/17/24 - 05/16/24)	211.88
	05/22/2024	536647-248299	City of Pembroke Pine (536647-248299)	1800 NW 76 Ave E (04/17/24 - 05/16/24)	408.73
	05/22/2024	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (04/17/24 - 05/16/24)	288.45
	06/20/2024	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (05/16/24 - 06/18/24)	262.68
	06/20/2024	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (05/16/24 - 06/18/24)	310.29
	06/30/2024	536647-248299	City of Pembroke Pine (536647-248299)	1800 NW 76 Ave E (05/16/24 - 06/18/24)	357.18
	07/22/2024	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (06/18/24 - 07/17/24)	457.90
	07/22/2024	536647-248299	City of Pembroke Pine (536647-248299)	1800 NW 76 Ave E (06/18/24 - 07/17/24)	271.27
	07/22/2024	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (06/18/24 - 07/17/24)	408.73
Total 01-1817 · Water & sewer					2,977.11
<b>01-1821 · Waterfall Maintenance</b>					
	05/01/2024	2415180500	Crystal Pool Service Inc	May	4,650.00
	06/01/2024	2415180600	Crystal Pool Service Inc	June	4,650.00
	06/28/2024	2415180700	Crystal Pool Service Inc	July service	4,650.00
	07/18/2024	2415190800	Crystal Pool Service Inc	cleanout of 3 basins, replace filters, install new motor	5,004.50
Total 01-1821 · Waterfall Maintenance					18,954.50
<b>01-1826 · Holiday Lighting</b>					
	06/01/2024	13037	Randy's Holiday Lighting	50% deposit on 2024 holiday lights	4,995.00
Total 01-1826 · Holiday Lighting					4,995.00
<b>01-1839 · Iguana Removal Services</b>					
	05/01/2024	127137	Blue Iguana Pest Control Inc	monitoring May 2024	2,000.00
	05/02/2024	126938	Blue Iguana Pest Control Inc	monitoring May 2024	241.67
	05/31/2024	133480	Blue Iguana Pest Control Inc	monitoring June 2024	241.67
	05/31/2024	133479	Blue Iguana Pest Control Inc	monitoring June 2024	2,000.00

**Walnut Creek Community Development District**  
**Expenditures**  
**May 2024 through July 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
	07/02/2024	140896	Blue Iguana Pest Control Inc	monitoring July 2024	241.67
	07/02/2024	140897	Blue Iguana Pest Control Inc	monitoring July 2024	<u>2,000.00</u>
Total 01-1839 · Iguana Removal Services					6,725.01
<b>01-2311 · Operations Management</b>					
	05/31/2024	2024-0679	Special District Services	field operations management	1,000.00
	06/30/2024	2024-0803	Special District Services	field operations management	1,000.00
	07/31/2024	2024-0931	Special District Services	field operations management	<u>1,000.00</u>
Total 01-2311 · Operations Management					3,000.00
<b>Total Expenditures</b>					<b><u>132,746.27</u></b>

**Walnut Creek Community Development District  
Balance Sheet  
As of July 31, 2024**

	<u>Operating Fund</u>	<u>Debt Service (2010) Fund</u>	<u>General Fixed Assets</u>	<u>Long Term Debt</u>	<u>TOTAL</u>
<b>ASSETS</b>					
<b>Current Assets</b>					
Checking/Savings					
Operating Fund	1,916,788.70	0.00	0.00	0.00	1,916,788.70
Improvements/Emergency Funds	1,090,398.68	0.00	0.00	0.00	1,090,398.68
Total Checking/Savings	<u>3,007,187.38</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,007,187.38</u>
Total Current Assets	3,007,187.38	0.00	0.00	0.00	3,007,187.38
<b>Other Assets</b>					
Investments - Interest Account	0.00	3.94	0.00	0.00	3.94
Investments - Reserve Fund	0.00	125,283.40	0.00	0.00	125,283.40
Investments - Revenue Account	0.00	144,893.07	0.00	0.00	144,893.07
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00
Investments - Redemption Account	0.00	7,364.17	0.00	0.00	7,364.17
Investments - Principal	0.00	7.60	0.00	0.00	7.60
Accounts Receivable	11,720.00	0.00	0.00	0.00	11,720.00
A/R Non Ad Valorem Receipts	0.00	720.40	0.00	0.00	720.40
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	-3,079,677.00	0.00	-3,079,677.00
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	278,272.58	278,272.58
Amount To Be Provided	0.00	0.00	0.00	656,727.42	656,727.42
Total Other Assets	<u>11,720.00</u>	<u>278,272.58</u>	<u>8,183,865.00</u>	<u>935,000.00</u>	<u>9,408,857.58</u>
<b>TOTAL ASSETS</b>	<b><u>3,018,907.38</u></b>	<b><u>278,272.58</u></b>	<b><u>8,183,865.00</u></b>	<b><u>935,000.00</u></b>	<b><u>12,416,044.96</u></b>
<b>LIABILITIES &amp; EQUITY</b>					
<b>Liabilities</b>					
<b>Current Liabilities</b>					
Accrued Expense Sundry	0.00	0.00	0.00	0.00	0.00
Maintenance Projects Reserves	785,000.00	0.00	0.00	0.00	785,000.00
Accounts Payable	24,685.09	0.00	0.00	0.00	24,685.09
Total Current Liabilities	<u>809,685.09</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>809,685.09</u>
<b>Long Term Liabilities</b>					
Special Assessment Debt (2008)	0.00	0.00	0.00	0.00	0.00
Special Assessment Debt (2010)	0.00	0.00	0.00	935,000.00	935,000.00
Total Long Term Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>935,000.00</u>	<u>935,000.00</u>
Total Liabilities	809,685.09	0.00	0.00	935,000.00	1,744,685.09
<b>Equity</b>					
Retained Earnings	1,340,716.24	259,516.35	-3,110,211.00	0.00	-1,509,978.41
Net Income	868,506.05	18,756.23	0.00	0.00	887,262.28
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	<u>2,209,222.29</u>	<u>278,272.58</u>	<u>8,183,865.00</u>	<u>0.00</u>	<u>10,671,359.87</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>3,018,907.38</u></b>	<b><u>278,272.58</u></b>	<b><u>8,183,865.00</u></b>	<b><u>935,000.00</u></b>	<b><u>12,416,044.96</u></b>

**Walnut Creek CDD  
Debt Service (Series 2010) Profit & Loss Report July 2024**

	<b>Annual Budget 10/1/23 - 9/30/24</b>	<b>Actual Jul-24</b>	<b>Year To Date Actual 10/1/23 - 7/31/24</b>
<b>Revenues</b>			
Interest Income	100	1,155	10,460
NAV Tax Collection	122,077	720	120,536
Bond Prepayments	0	0	0
<b>Total Revenues</b>	<b>\$ 122,177</b>	<b>\$ 1,875</b>	<b>\$ 130,996</b>
<b>Expenditures</b>			
Principal Payments	55,000	0	55,000
Additional Principal Payments	11,083	0	0
Interest Payments	56,094	0	57,240
<b>Total Expenditures</b>	<b>\$ 122,177</b>	<b>\$ -</b>	<b>\$ 112,240</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 1,875</b>	<b>\$ 18,756</b>

**WALNUT CREEK CDD  
TAX COLLECTIONS  
2023 - 2024**

#	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
									\$1,718,397	\$182,571	\$1,405,957	\$129,869	\$182,571	\$1,405,957	\$129,869	
									\$1,615,294	\$171,617	\$1,321,600	\$122,077	\$171,617	\$1,321,600	\$122,077	\$122,077
1	1	Broward Cty Tax Collector	11/22/23	NAV Taxes	\$ 179,751.67		\$ (3,448.75)	\$ (7,314.08)	\$ 168,988.84	\$ 19,089.57	\$ 147,072.85	\$ 13,589.25	\$ 17,946.44	\$ 138,266.75	\$ 12,775.65	\$ 12,775.65
2	2	Broward Cty Tax Collector	12/08/23	NAV Taxes	\$ 1,282,962.82		\$ (24,633.27)	\$ (51,299.36)	\$ 1,207,030.19	\$ 136,250.62	\$ 1,049,720.20	\$ 96,992.00	\$ 128,186.44	\$ 987,592.20	\$ 91,251.55	\$ 91,251.55
3	3	Broward Cty Tax Collector	12/15/23	NAV Taxes	\$ 57,800.77		\$ (1,111.35)	\$ (2,233.35)	\$ 54,456.07	\$ 6,138.42	\$ 47,292.60	\$ 4,369.75	\$ 5,783.12	\$ 44,556.00	\$ 4,116.95	\$ 4,116.95
4	4	Broward Cty Tax Collector	12/28/23	NAV Taxes	\$ 15,192.13		\$ (294.34)	\$ (474.98)	\$ 14,422.81	\$ 1,613.38	\$ 12,430.20	\$ 1,148.55	\$ 1,531.66	\$ 11,800.75	\$ 1,090.40	\$ 1,090.40
5	5	Broward Cty Tax Collector	01/12/24	NAV Taxes	\$ 28,535.75		\$ (553.60)	\$ (856.05)	\$ 27,126.10	\$ 3,030.50	\$ 23,347.95	\$ 2,157.30	\$ 2,880.75	\$ 22,194.60	\$ 2,050.75	\$ 2,050.75
6	Int - 1	Broward Cty Tax Collector	01/25/24	Interest		\$ 1,006.77			\$ 1,006.77	\$ 1,006.77			\$ 1,006.77			\$ -
7	6	Broward Cty Tax Collector	02/16/24	NAV Taxes	\$ 37,712.55		\$ (738.71)	\$ (777.05)	\$ 36,196.79	\$ 4,005.05	\$ 30,856.40	\$ 2,851.10	\$ 3,843.99	\$ 29,616.25	\$ 2,736.55	\$ 2,736.55
8	7	Broward Cty Tax Collector	03/15/24	NAV Taxes	\$ 30,752.88		\$ (608.13)	\$ (345.98)	\$ 29,798.77	\$ 3,265.93	\$ 25,162.00	\$ 2,324.95	\$ 3,164.52	\$ 24,381.40	\$ 2,252.85	\$ 2,252.85
9	8	Broward Cty Tax Collector	04/12/24	NAV Taxes	\$ 37,153.73		\$ (742.72)	\$ (18.02)	\$ 36,392.99	\$ 3,945.68	\$ 30,399.20	\$ 2,808.85	\$ 3,864.84	\$ 29,776.80	\$ 2,751.35	\$ 2,751.35
10	Int - 2	Broward Cty Tax Collector	04/25/24	Interest		\$ 1,327.85			\$ 1,327.85	\$ 1,327.85			\$ 1,327.85			\$ -
11	9	Broward Cty Tax Collector	05/10/24	NAV Taxes/Interest	\$ 10,655.48	\$ 172.88	\$ (216.57)		\$ 10,611.79	\$ 1,304.51	\$ 8,718.30	\$ 805.55	\$ 1,281.49	\$ 8,541.10	\$ 789.20	\$ 789.20
12	10	Broward Cty Tax Collector	06/14/24	NAV Taxes/Interest	\$ 9,723.24	\$ 291.68	\$ (200.29)		\$ 9,814.63	\$ 1,324.27	\$ 7,955.55	\$ 735.10	\$ 1,297.78	\$ 7,796.45	\$ 720.40	\$ 720.40
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$1,690,241.02	\$ 2,799.18	\$ (32,547.73)	\$ (63,318.87)	\$ 1,597,173.60	\$ 182,302.55	\$ 1,382,955.25	\$ 127,782.40	\$ 172,115.65	\$ 1,304,522.30	\$ 120,535.65	\$ 120,535.65

23/24 Assessment Roll:  
\$1,718,413.25

Admin: \$182,580.00  
Maint: \$1,405,964.45  
2020 Debt: \$129,868.80  
\$1,718,413.25

Collections  
98.36%

Note: \$1,718,397, \$182,571, \$1,405,957 and \$129,869 are 2023/2024 budgeted assessments before discounts and fees.  
\$1,615,294, \$171,617, \$1,321,600 and \$122,077 are 2023/2024 budgeted assessments after discounts and fees.

\$ 1,690,241.02	
\$ 2,799.18	\$ 1,597,173.60
\$ (182,302.55)	\$ (172,115.65)
\$ (1,382,955.25)	\$ (1,304,522.30)
\$ -	\$ -
\$ (127,782.40)	\$ (120,535.65)
\$ (0.00)	\$ 0.00

**RESOLUTION 2024-06**

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

**WHEREAS**, the Walnut Creek Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of August, 2024.

**ATTEST:**

**WALNUT CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** Performance Measures/Standards and Annual Reporting



## Exhibit A

**Program/Activity: District Administration**

**Goal:** Remain compliant with Florida Law for all district meetings

**Objectives:**

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

**Performance Measures:**

- All Meetings publicly noticed as required (yes/no)
- Meeting minutes and post-meeting action completed (yes/no)
- District records retained as required by law (yes/no)

**Program/Activity: District Finance**

**Goal:** Remain Compliant with Florida Law for all district financing activities

**Objectives:**

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

**Performance Measures:**

- District adopted fiscal year budget (yes/no)
- District amended budget at end of fiscal year (yes/no)
- District accounts receivable/payable processed for the year (yes/no)
- “No findings” for annual financial audit (yes/no)
  - If “yes” explain

**Program/Activity: District Operations**

**Goal:** Insure, Operate and Maintain District owned Infrastructure & assets

**Objectives:**

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

**Performance Measures:**

- District insurance renewed and in force (yes/no)
- Contracted Services in force for all District operations (yes/no)
- Permits in compliance (yes/no)

# Pest Findings by Location

WALNUT CREEK CDD LAKES & CANALS

JUL 01, 2024 TO JUL 31, 2024



Iguana Control

Finding Types: All Finding Types

Target Pests: Iguana

## Walnut Creek CDD Lakes & Canals, 7500 NW 20th St, Hollywood, FL 33024-1079

Device	Date	Pest	Type	Quantity
Property				
	7/9/2024 03:10 PM	Iguana	Sighted	5
	7/11/2024 10:40 AM	Iguana	Sighted	5
	7/12/2024 03:14 PM	Iguana	Sighted	13
	7/19/2024 02:34 PM	Iguana	Sighted	22
	7/19/2024 04:59 PM	Iguana	Sighted	14
	7/23/2024 02:17 PM	Iguana	Sighted	12
	7/25/2024 10:18 AM	Iguana	Sighted	9
	7/26/2024 03:54 PM	Iguana	Sighted	24
	7/30/2024 02:46 PM	Iguana	Sighted	5

Total For July 2024 (Lakes & Canals): 109

R.G.

# Pest Findings by Location

WALNUT CREEK CDD TAFT ST WATERFALLS

JUL 01, 2024 TO JUL 31, 2024



Iguana Control

Finding Types: All Finding Types

Target Pests: Iguana

## Walnut Creek CDD Taft St Waterfalls, 1978 Northwest 76th Avenue, Pembroke Pines, FL 33024

Device	Date	Pest	Type	Quantity
Property				
	7/9/2024 03:11 PM	Iguana	Sighted	7
	7/11/2024 10:28 AM	Iguana	Sighted	3
	7/12/2024 02:57 PM	Iguana	Sighted	3
	7/19/2024 02:31 PM	Iguana	Sighted	3
	7/19/2024 04:02 PM	Iguana	Sighted	10
	7/23/2024 02:01 PM	Iguana	Sighted	5
	7/25/2024 10:08 AM	Iguana	Sighted	3
	7/26/2024 12:19 PM	Iguana	Sighted	7
	7/30/2024 02:42 PM	Iguana	Sighted	7

Total For July2024 (Waterfalls): 48

R.G.



August 7, 2024

Ms. Gloria Perez, District Manager  
Walnut Creek Community Development District  
8785 SW 165th Ave, Suite 200  
Miami, FL 33193

**RE: Walnut Creek Community Development District -  
Engineering Design for Three (3) Lake-Front Benches  
CAS Proposal OCASA-0523**

Dear Ms. Perez;

Craig A. Smith and Associates (CAS) is pleased to provide a professional engineering services proposal to complete the above-referenced project. The fee for this proposal will be billed at the approved hourly rates for a not to exceed agreed upon amount shown below. CAS to provide all work necessary for the preparation of construction drawings for each of three proposed lake-front benches (see attachments). Tasks for this project include site observations of the existing conditions, layout and engineering design and details for the three bench location plans (for the purposes of permitting), including grading and proposed elevations, sidewalk installation, adjustment of existing irrigation, and harmonization of existing conditions. This proposal also includes the preparation of engineer’s opinion of probable costs for the proposed lake-front benches.

**TOTAL HOURLY FEE (NOT TO EXCEED): \$3,793.00**

We propose to perform all services under the terms of the executed Professional Engineering Services Agreement from December of 2017. Additional Services not included in this proposal shall be Hourly services in accordance with the Hourly Rate Schedule included in said agreement. If this proposal is acceptable, please execute in the space provided below and return one executed copy to our office as our notice to proceed. We appreciate your business and thank you for this opportunity.

**AGREED TO AND ACCEPTED BY:**

**CRAIG A. SMITH & ASSOCIATES**

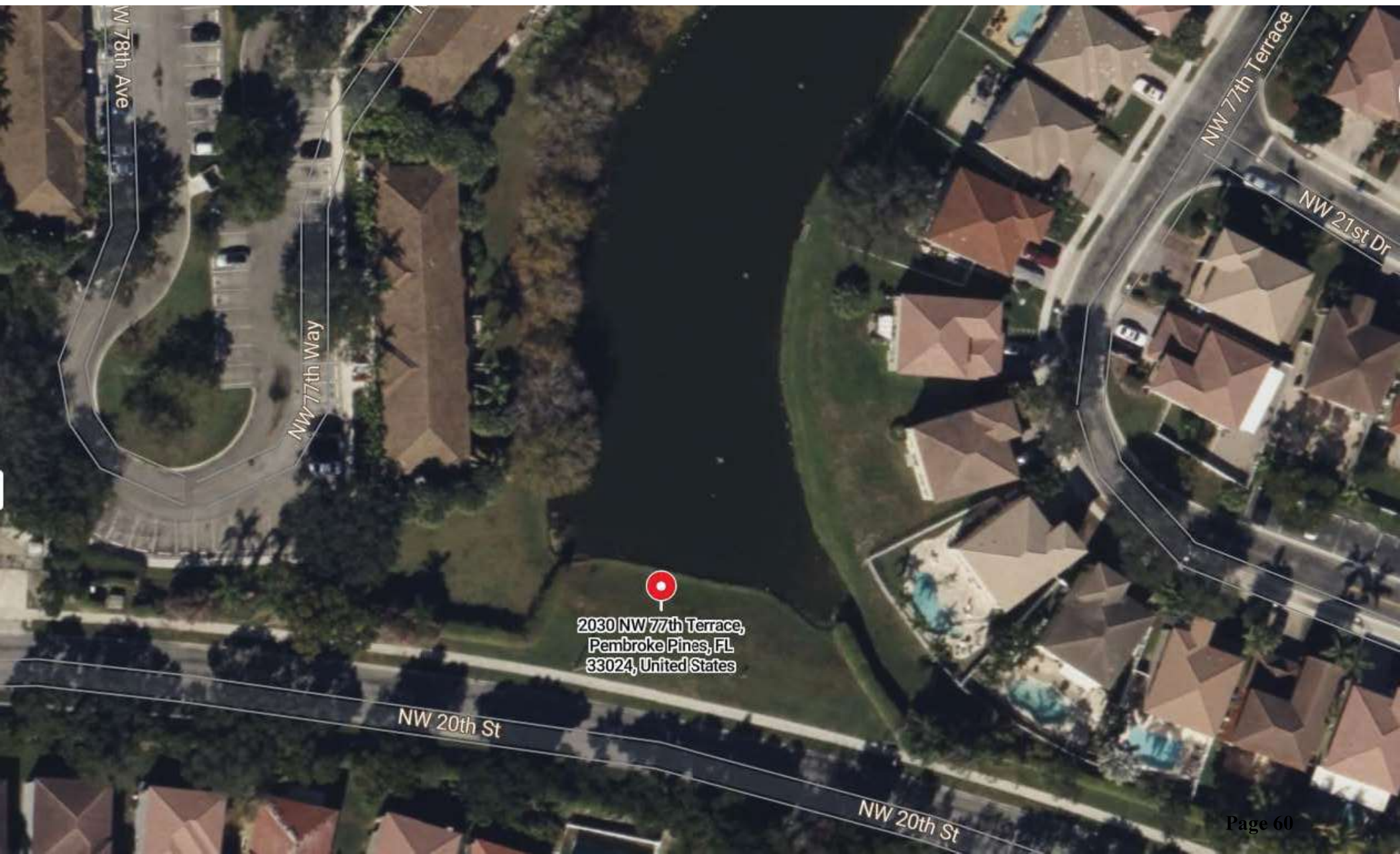
Stephen C. Smith, P.E.  
President

**WALNUT CREEK COMMUNITY DEVELOPMENT  
DISTRICT**

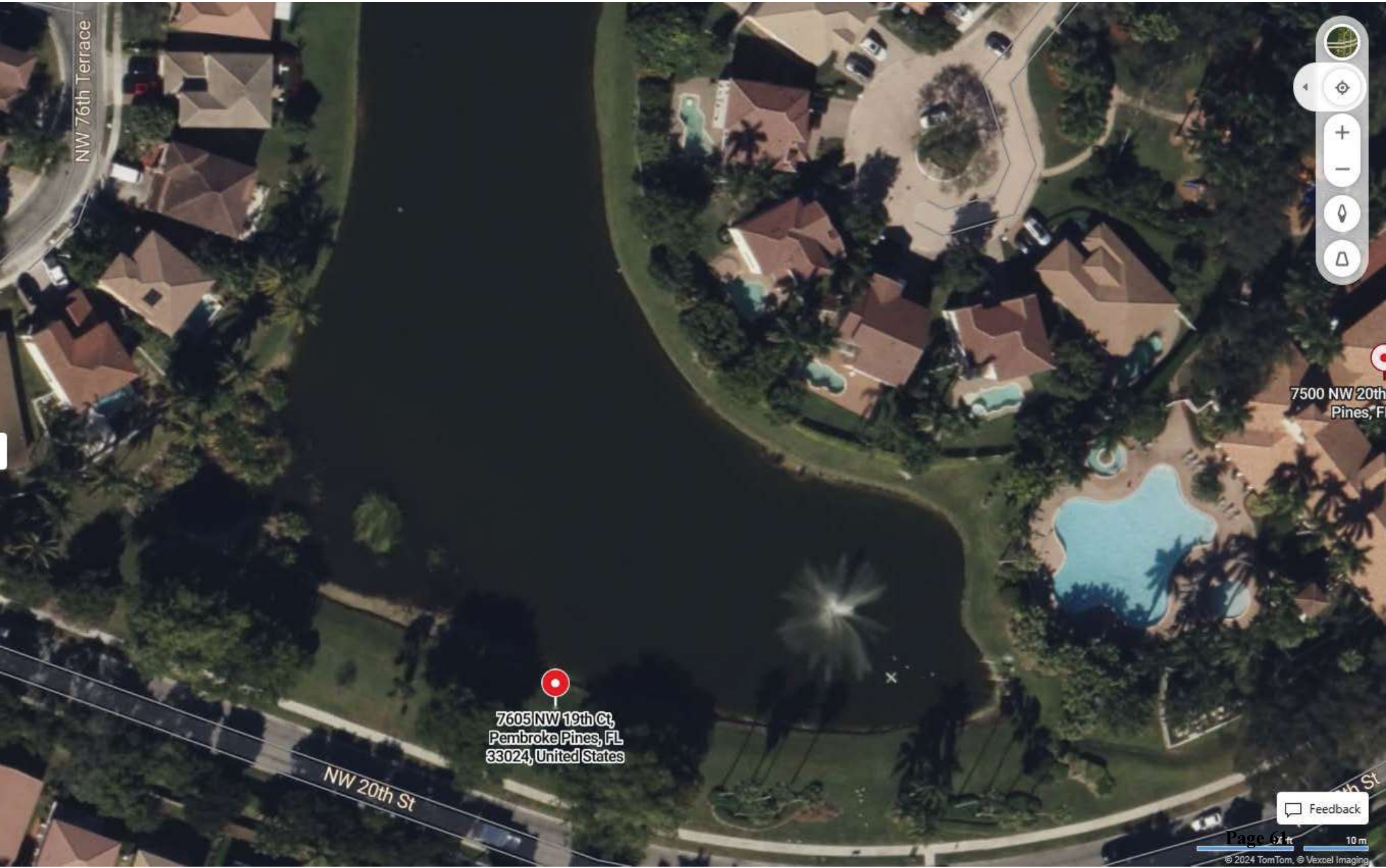
\_\_\_\_\_  
WCCDD Authorized Signature

\_\_\_\_\_  
Date





2030 NW 77th Terrace,  
Pembroke Pines, FL  
33024, United States



NW 76th Terrace

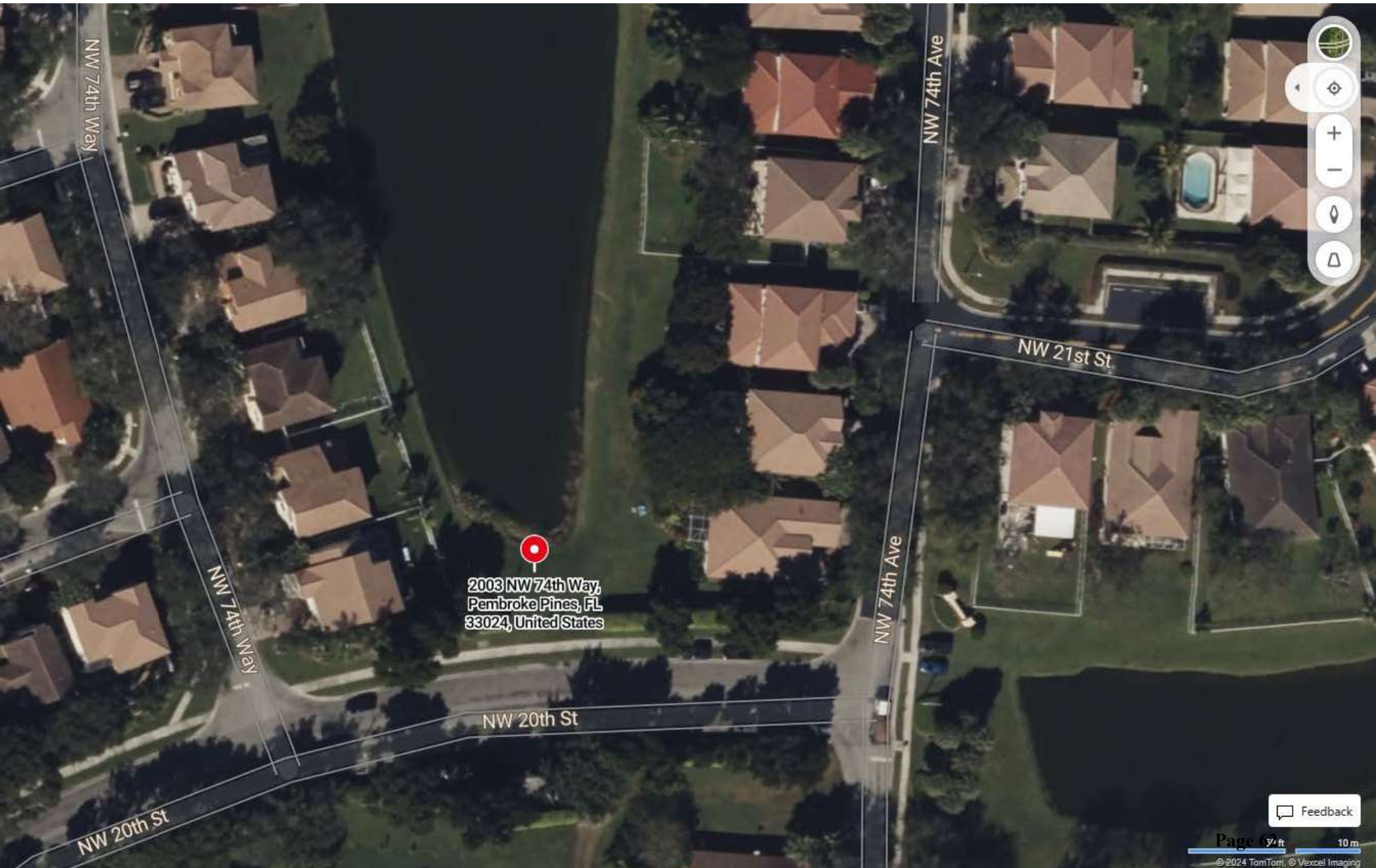
7605 NW 19th Ct,  
Pembroke Pines, FL  
33024, United States

7500 NW 20th  
Pines, FL

NW 20th St

Feedback

Page 61 10 m  
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203 NW 74th Way,  
Pembroke Pines, FL  
33024, United States

Feedback

Page 1 of 1  
© 2024 TomTom, © Vexcel Imaging

## Engineered for Excellence: SOX Erosion Solutions™ Sets the Standard

Specifying engineers design solutions for projects that focus on lake bank, stream bank, pond bank, creek side, channel side, slope and hillside stabilization, and erosion control, have found their ultimate ally in SOX Erosion Solutions™. Engineers who have been seeking a long-lasting, functional solution, have found that with the SOX system.

SOX advantages are long-term stabilization, that results in improved water quality, turf/root zone protection, and functional beauty for your client. Our system allows the engineering community to change the way design and function integrate – allowing you to set new standards. SOX is empowering engineers to create the design criteria they have been looking for.

SOX steps in with a unique low impact, resilient, flexible, and modular alternative, that ensures safety, compliance, and stability, while supporting root vegetation and water quality.

SOX's patented design boasts a full comprehensive system: a first of its kind set of elements that include the anchoring system, rip-stop technical mesh, flexible sizing, modularity and other variables allowing an engineered slope and grade infrastructure that is both functional and beautiful.

But what truly sets SOX apart is its simplistic approach that are used to solve complex problems!

It's the economically and environmentally responsible choice for engineers dedicated to designing resilient green infrastructure.

SOX Erosion Solutions™ - the ultimate solution for engineers who demand excellence.



PROBLEM

PROBLEM

SAFETY • STABILITY • AESTHETICS • ROOT STRUCTURE • WATER QUALITY



SOLUTION

SOLUTION

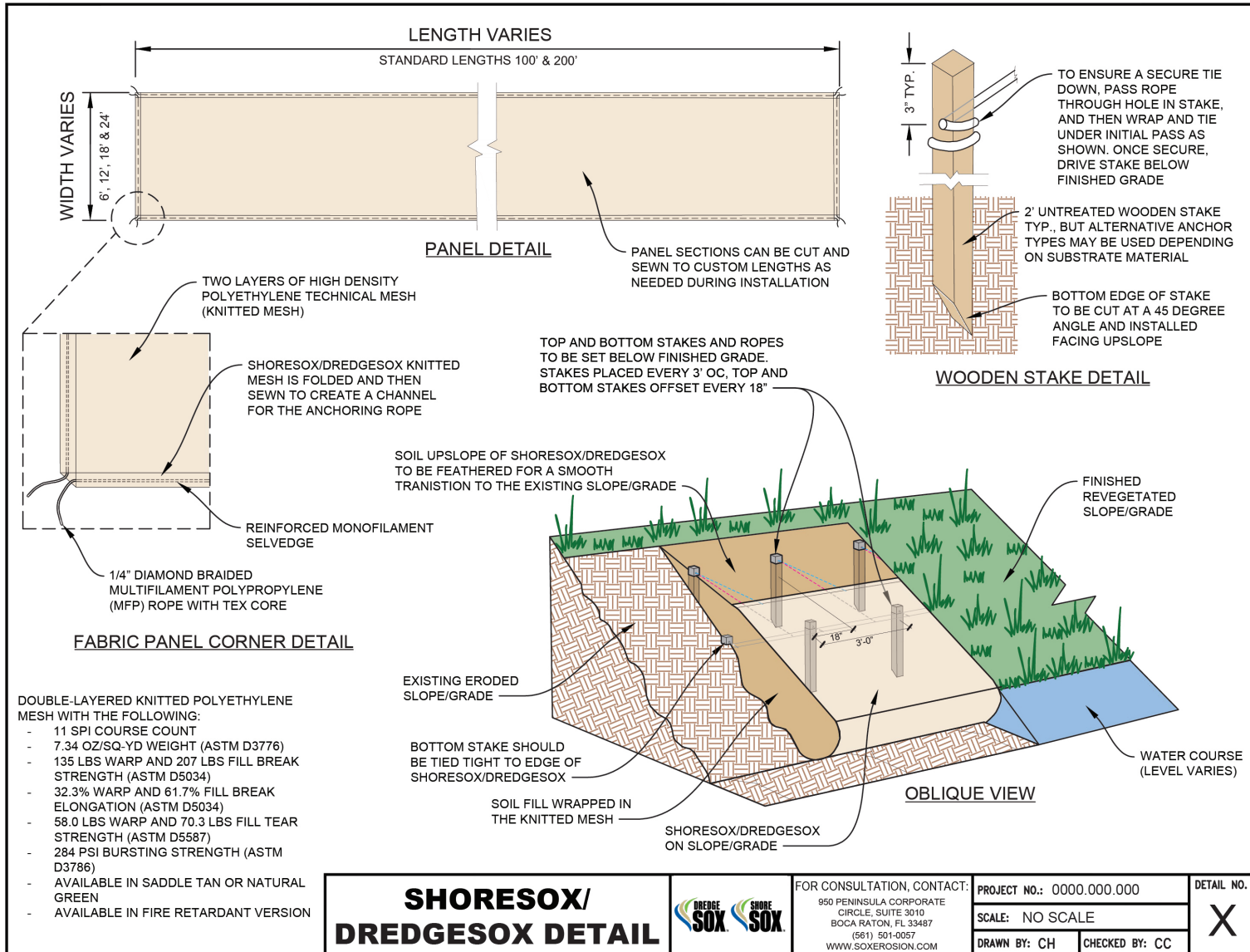
SOLUTION / OUTCOME



BIOENGINEERED LIVING SHORELINES & HILLSIDES







## Revolutionize Erosion Control: SOX, Your Eco-Friendly HOA Solution

SOX Erosion Solutions™ is the ultimate solution to your erosion control needs, setting a new industry standard that leaves traditional products in the dust for HOAs.

Many other solutions are short-term, ineffective, expensive options, such as rip-rap or gabion baskets, rendering your beautiful community inaccessible and unsafe. **SOX changes the game.** DredgeSOX is a safe, integrated, erosion control solution, resulting in improved water quality, functionality, and stability.

Unlike traditional solutions, SOX boasts remarkable flexibility. It effortlessly conforms to the natural contours of your landscape, and can seamlessly incorporate tight curves, trees, or boulders.

We outperform the competition, reducing long-term maintenance costs and maximizing a community's ability to assess its immediate needs while building out a long term resilience plan.

For HOAs seeking a cost-efficient, eco-friendly, and highly effective erosion control solution that elevates the community's safety, compliance, and aesthetic appeal SOX Erosion Solutions™ is your go-to choice. Say goodbye to the old ways and embrace the future of erosion control!

### TOP 5 REASONS HOAs CHOOSE SOX:

- Stability
- Safety
- Aesthetics
- Root Structure
- \* Water Quality

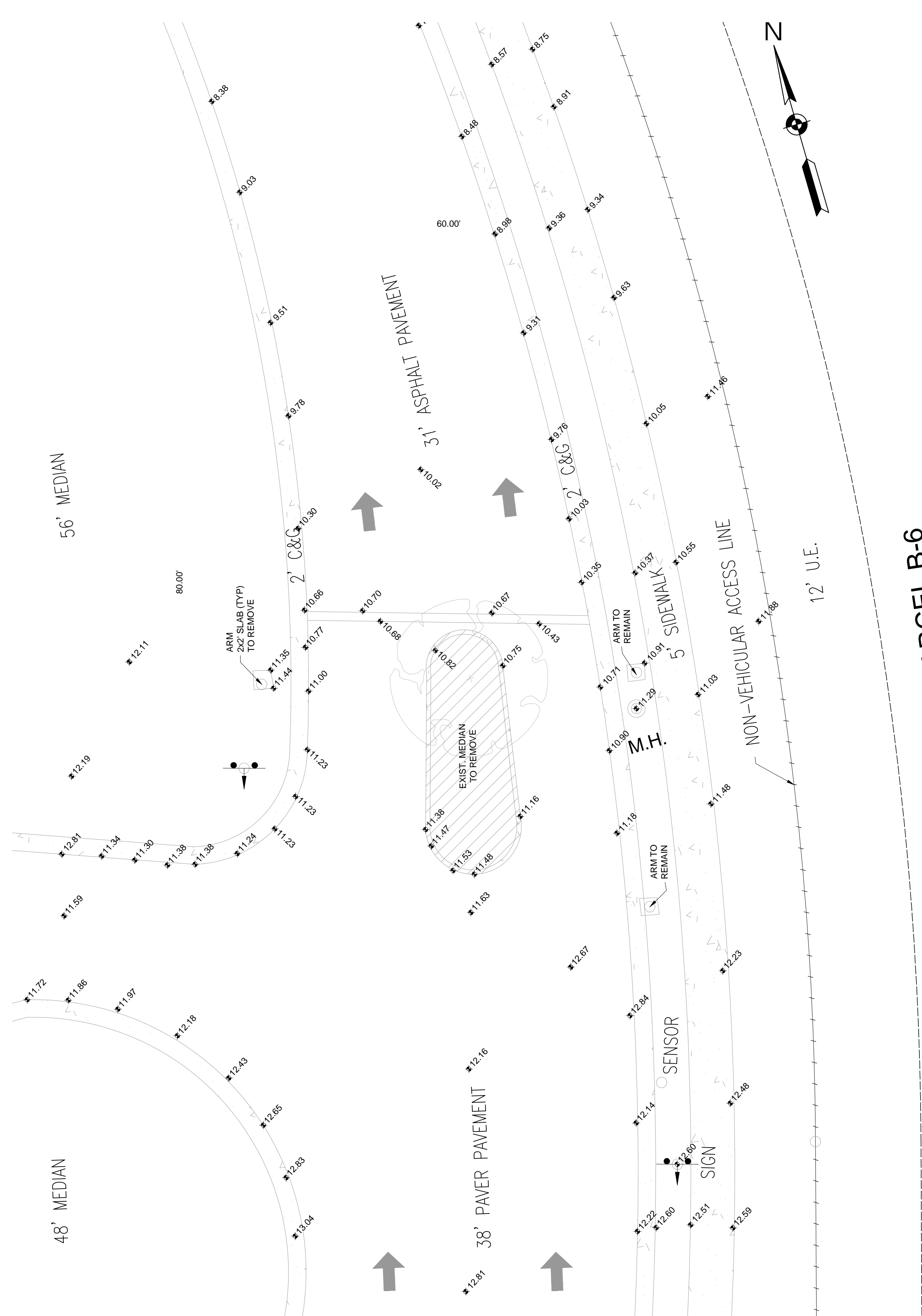


**PROTECTING COMMUNITIES, PRESERVING LANDSCAPES: RESTORING FUNCTION AND BEAUTY.**

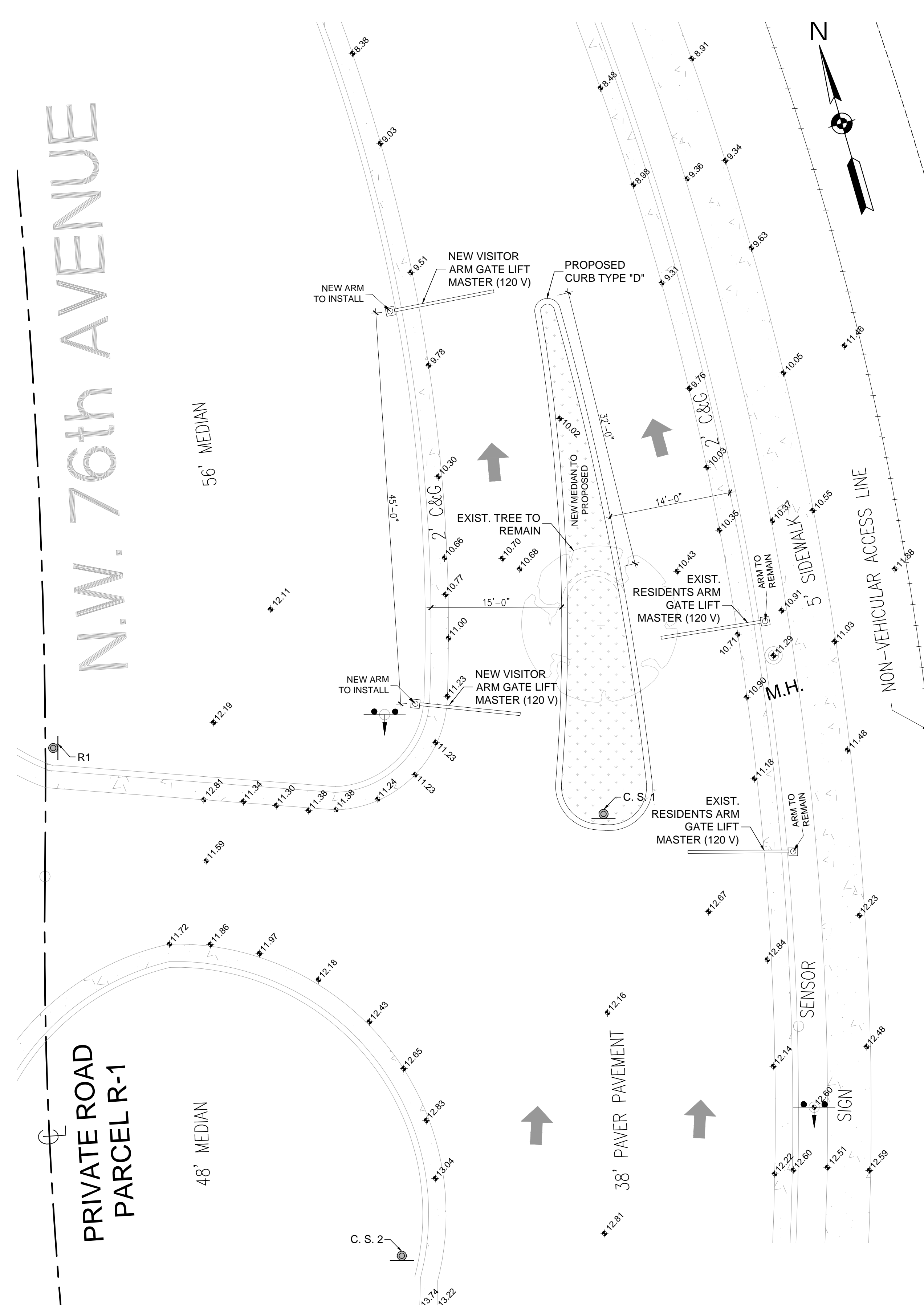


BIOENGINEERED LIVING SHORELINES & HILLSIDES

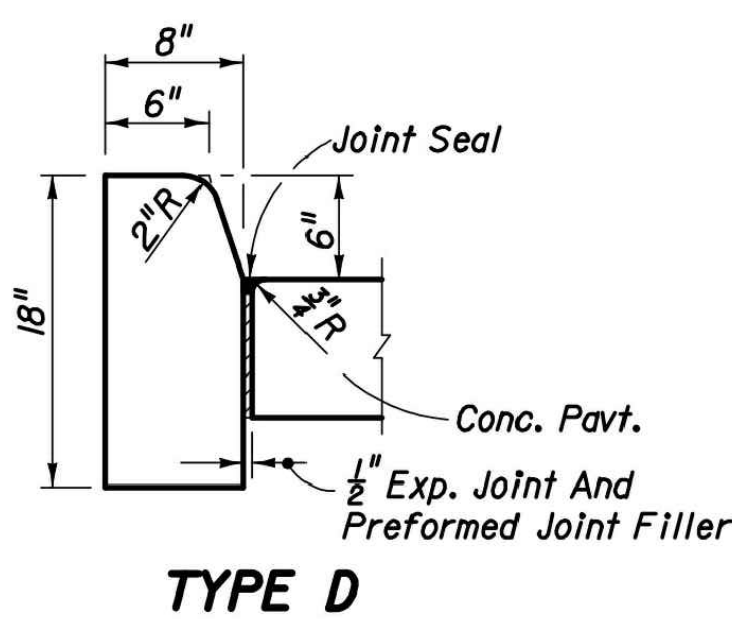




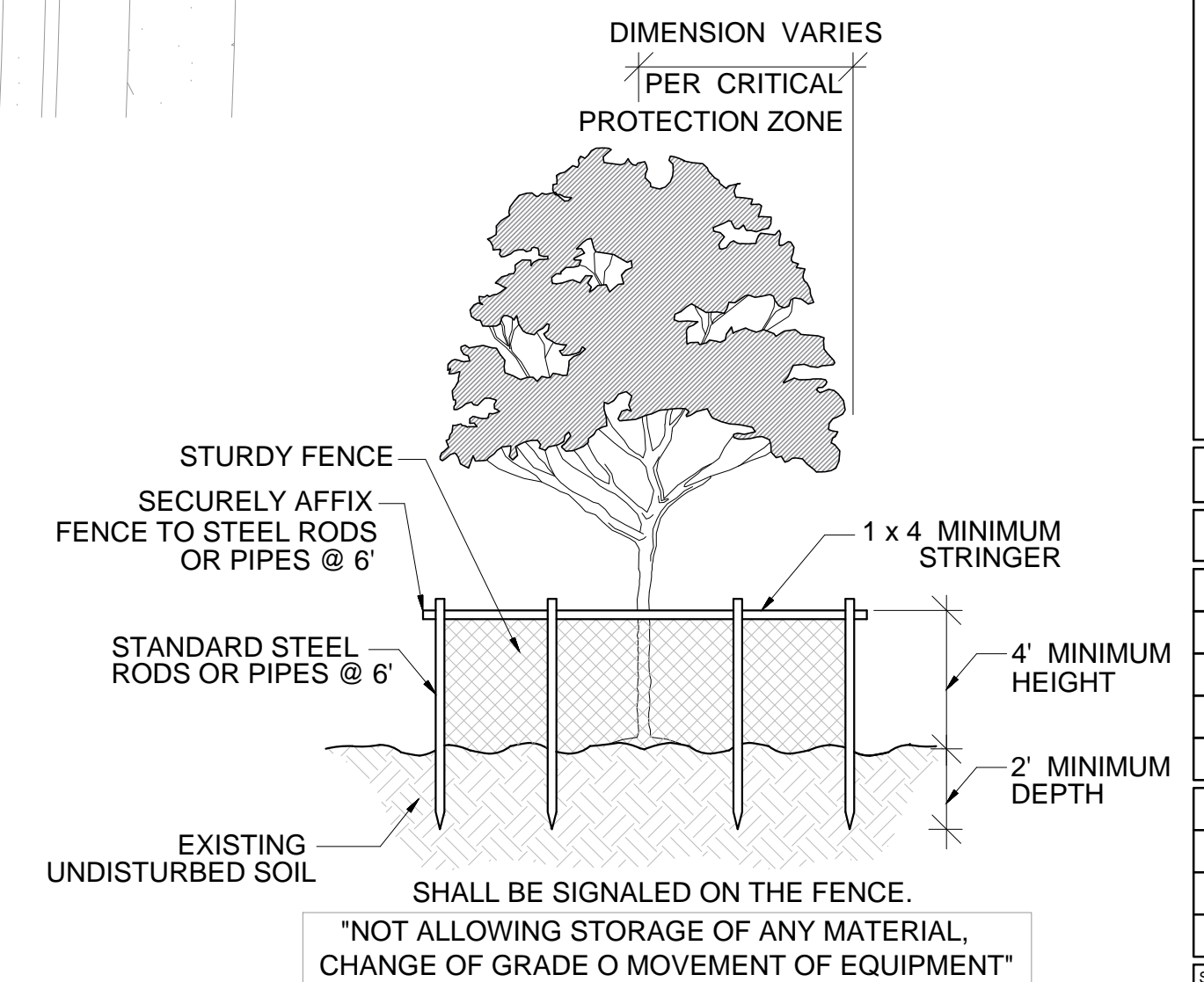
EXISTING & DEMOLITION SITE PLAN  
SCALE: 1/8" = 1'



PROPOSED SITE WORK  
SCALE: 1/8" = 1'



TYPE D



PROTECTION EXIST. TREE  
SCALE: N.T.S.



Arking Solutions Inc.  
18268 SW 3rd St. Pembroke Pines FL 33029  
305-318-7703 786-547-2844 FAX 954-442-9413  
www.arkingsolutions.com

WALNUT CREEK GATE TRAP  
1800 NW 76th AVE.  
PEMBROKE PINES, FL 33025

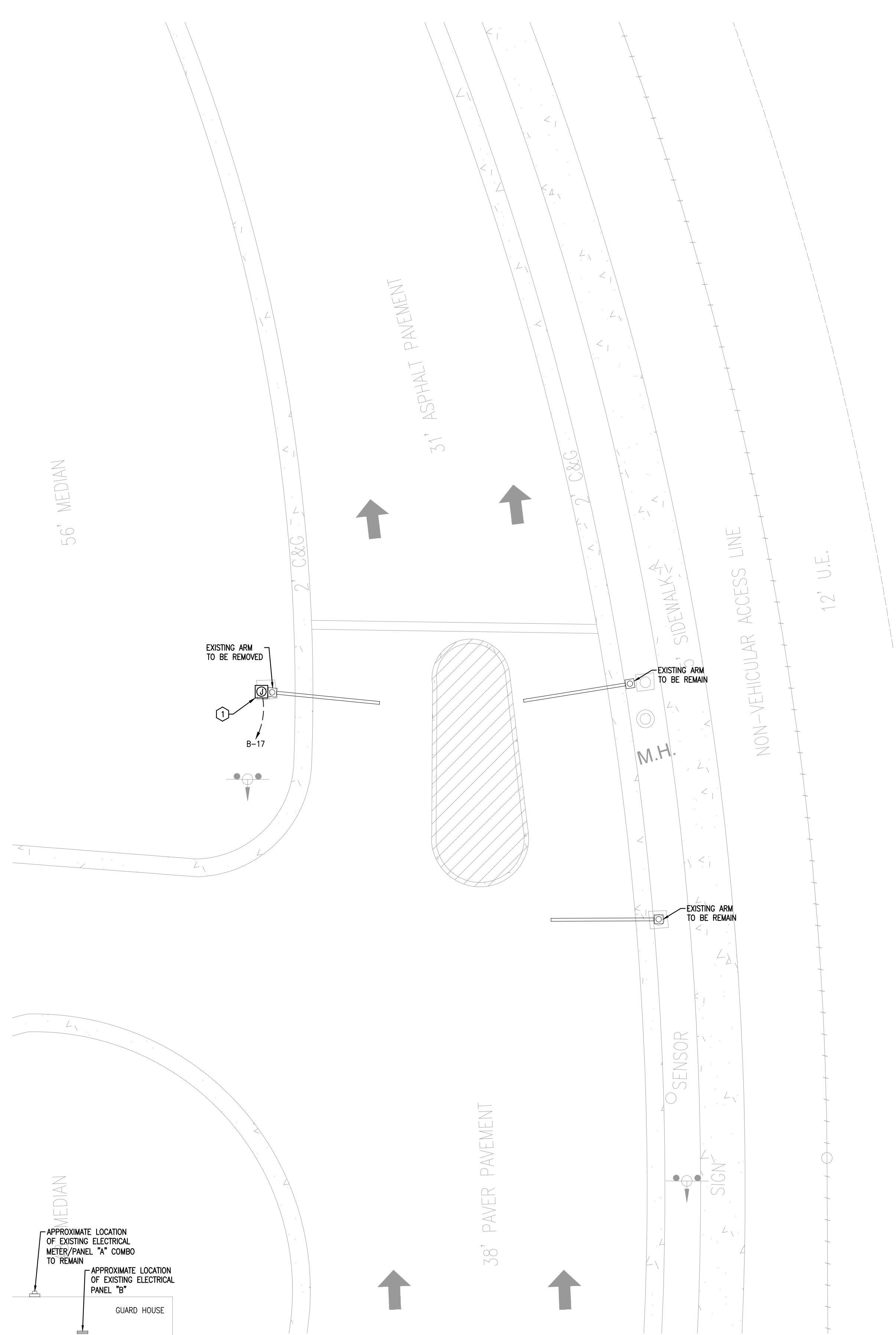
EXISTING & PROPOSED FLOOR PLAN

JOSE E. POLANCO  
P.E. No 76919  
14927 SW 142nd CT.  
Miami FL 33186  
305-282-6757  
email:  
SEAL

ENGINEER SIGNATURE  
THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF JOSE POLANCO, P.E. AND SHALL NOT BE REPRODUCED WITHOUT HIS WRITTEN CONSENT.

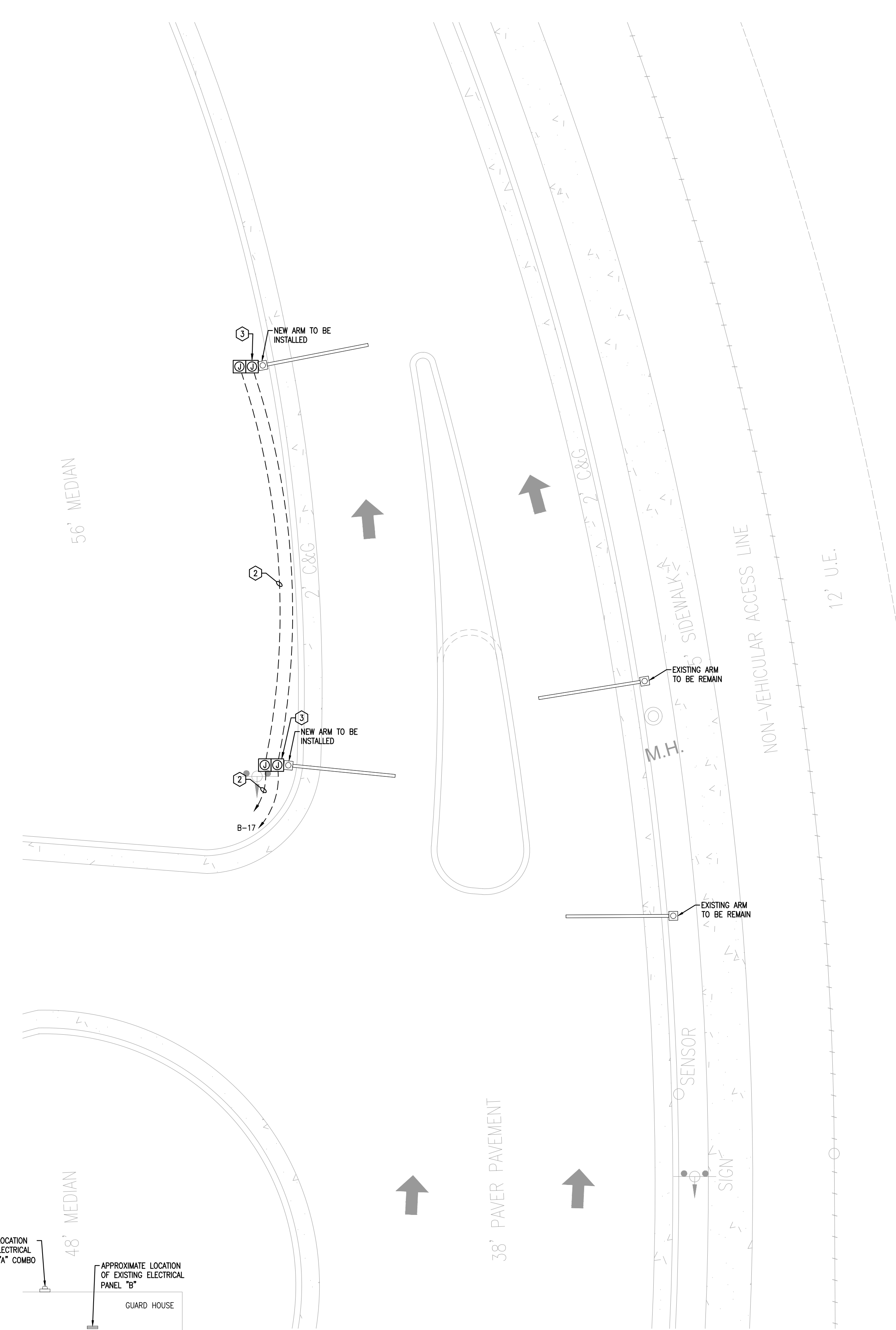
Revisions		
No.	Date	Description
Date	04-10-2024	
Drawn by	A. A. R.	
Scale	AS SHOWN	
Job Number	2024.09	





**EXISTING & DEMOLITION SITE PLAN**  
SCALE: 1/8" = 1'

- EXISTING CONDITION GENERAL NOTES**
- GENERAL:**
    - EXISTING EQUIPMENT AND DEVICES ARE SHOWN ON PLANS AT APPROXIMATE LOCATION AND BASED ON FIELD OBSERVATION AND/OR EXISTING CONSTRUCTION DOCUMENTS PRIOR TO DEMOLITION. CONTRACTOR MUST INSPECT THE EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BID IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND IN ORDER TO AVOID CONFLICTS. CONTRACTOR SHALL NOTIFY THE ARCHITECT/OWNER ANY DISCREPANCIES, ANY ADDITIONAL WORK ORIGINATED BY SUCH DISCREPANCIES, IF ANY, SHALL BE INCLUDED IN THE BASE BID. SIGNING THE CONTRACT IS AN ACKNOWLEDGEMENT THAT THE SITE VISIT HAS BEEN COMPLETED AND THE EXISTING CONDITIONS ARE ACCEPTED.
    - EXISTING CIRCUITRY ON PLANS IS SHOWN FOR REFERENCE ONLY AND BASED ON AVAILABLE CONSTRUCTION DOCUMENTS AND/OR LIMITED SITE OBSERVATION. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE EXISTING CONDITIONS, INCLUDING THE ACCURACY OF AS-BUILT CIRCUITRY INDICATED ON THE PLANS PRIOR TO SUBMITTING BID.
    - DEMOLISH ANY EXISTING EQUIPMENT, DEVICES, AND LUMINAIRES AS INDICATED AND/OR AS REQUIRED TO ALLOW FOR INSTALLATION AND CONSTRUCTION OF THE NEW WORK. REMOVE ALL EQUIPMENT, DEVICES, LUMINAIRES, CONDUITS, SUPPORTS, HANGERS, ETC. THAT ARE NOT SHOWN AND ARE REQUIRED TO BE REMOVED IN ORDER TO COMPLETE THE NEW WORK.
  - EXISTING CONDUIT: ALL EXISTING CONDUITS AND WIRING THAT WILL NOT BE REUSED SHALL BE REMOVED WHERE THEY WILL BE EXPOSED UPON COMPLETION OF NEW WORK. EXISTING CONDUIT TO REMAIN CONCEALED IN WALLS SHALL BE ABANDONED. EXISTING CONDUIT TO REMAIN BELOW FLOOR SLAB SHALL BE CUT OFF ONE INCH BELOW FLOOR AND GROUDED FLUSH. ALL EXISTING WIRING IN CONDUITS TO BE ABANDONED SHALL BE DISCONNECTED FROM POWER SOURCE AND REMOVED.
  - REPAIR DAMAGE: EXERCISE CARE IN REMOVAL OF DEMOLITION ITEMS. REPAIR, AT NO ADDITIONAL COST TO OWNER, ANY DAMAGE CAUSED TO EXISTING CONSTRUCTION AND/OR EQUIPMENT TO REMAIN.
  - ASSOCIATED APPURTENANCES: REMOVE ALL ELECTRICAL APPURTENANCES (DISCONNECTS, STARTERS, WIRING, CONDUIT, ETC.) ASSOCIATED WITH EQUIPMENT TO BE REMOVED BY OTHERS.
  - KNOCKOUT PLUGS AND COVERS: ALL CONDUIT REMOVED SHALL BE REMOVED IN ITS ENTIRETY, INCLUDING FITTINGS, MOUNTING DEVICES, MOUNTING HARDWARE, ETC. PROVIDE CONDUIT PLUGS AND BLANKS FOR ALL OPENINGS CREATED BY THE REMOVAL OF CONDUIT. PROVIDE BLANK COVER PLATES FOR ALL OPENED OUTLET BOXES CREATED BY THE REMOVAL OF THE EQUIPMENT AND/OR DEVICES.
  - DEMOLISHED MATERIALS: ALL MATERIALS REMOVED UNDER DEMOLITION, NOT TO BE RELOCATED OR DESIGNATED TO BE TURNED OVER TO THE OWNER, SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED COMPLETELY FROM THE SITE.
  - UNDISTURBED AREAS: MAINTAIN AND RESTORE, IF INTERRUPTED, ALL CONDUITS AND CONDUCTORS PASSING THROUGH RENOVATED AREAS AND SERVICING UNDISTURBED AREAS.
  - EXISTING CIRCUITS: IF DURING THE COURSE OF CONSTRUCTION, IT IS DETERMINED BY THE CONTRACTOR THAT AN EXISTING CIRCUIT BECOMES SPARE, THE CONTRACTOR SHALL UPDATE THE PANELBOARD DIRECTORY TO INDICATE SUCH, EVEN IF IT IS NOT EXPLICITLY MARKED ON THE ELECTRICAL PLANS.



**PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'

- ELECTRICAL GENERAL NOTES**
- COORDINATE ALL DEVICE LOCATIONS AND CIRCUIT ROUTING WITH THE OWNER PRIOR TO ROUGH-IN.
  - COORDINATE THE CONNECTIONS OF ALL EQUIPMENT PROVIDED BY OTHERS WITH THE PERSON PROVIDING THE EQUIPMENT PRIOR TO ROUGH-IN. PROVIDE THE APPROPRIATE DISCONNECTING MEANS FOR, AND TO MAKE THE FINAL CONNECTION TO, ANY HARDWIRED EQUIPMENT. THE ELECTRICAL CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE AN APPROPRIATE CORD AND PLUG FOR ANY CORD-AND-PLUG CONNECTED EQUIPMENT THAT IS NOT EQUIPPED WITH AN INTEGRAL CORD AND PLUG.
  - ALL EQUIPMENT AND DEVICES SHALL BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE INSTALLED. EQUIPMENT MOUNTED OUTDOORS SHALL BE NEMA 3R. DEVICES MOUNTED IN DAMP OR WET LOCATIONS SHALL BE WEATHERPROOF.
  - COORDINATE WITH ALL OTHER TRADES TO PROVIDE ALL CODE-REQUIRED CLEARANCES AROUND ELECTRICAL CONNECTION AND CONTROLS COMPARTMENTS IN ALL EQUIPMENT WHICH IS PROVIDED BY OTHERS AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
  - THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF FIRE-RESISTANCE RATED WALL HORIZONTAL ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED UL-LISTED FIRES STOP SYSTEM IN ACCORDANCE WITH F.B.C. CHAPTER 7. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION REGARDING ANY SPECIFIC FIRE STOP SYSTEM TO BE USED IN THIS PROJECT.

- KEYED NOTES**
- DISCONNECT AND REMOVE EXISTING GATE ARM. REMOVE EXISTING CIRCUITRY BACK TO THE THE SOURCE.
  - PROVIDE 1" UNDERGROUND CONDUIT TO GUARD HOUSE FOR LOW VOLTAGE WIRING. COORDINATE FINAL STUB-UP LOCATION WITH OWNER PRIOR TO ROUGH IN.
  - PROVIDE FINAL CONNECTION TO NEW GATE ARM. COORDINATE ALL FINAL REQUIREMENTS WITH MANUFACTURER'S DOCUMENTS AND FINAL LOCATION WITH OWNER. THE REQUIRED DISCONNECTING MEANS SHALL CONSIST OF PADLOCK ACCESSORY ON CIRCUIT BREAKER SERVING GATE ARM BRANCH CIRCUIT TO LOCK CIRCUIT BREAKER IN OPEN (OFF) POSITION.

**Arking Solutions Inc.**  
18266 SW 3rd St, Pembroke Pines FL 33029  
305-318-7703 786-547-2844 FAX 954-442-9413  
www.arkingolutions.com

**WALNUT CREEK GATE TRAP**  
1800 NW 76th AVE  
PEMBROKE PINES, FL 33025

**ELECTRICAL PLANS**

**MEP 360**  
MEP360 Engineering  
8400 NW 36th St, Suite 450,  
Doral, FL 33166  
info@mep360eng.com

SEAL

ADRIAN SANTANA  
LICENSE  
No. 93072  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

ENGINEER SIGNATURE  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ADRIAN SANTANA ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**Revisions**

No.	Date	Description

Date	06-03-2024
Drawn by	A. S.
Scale	AS SHOWN
Job Number	2024.09
Sheet	E-02







**Walnut Creek CDD**  
**West Waterfall Pavilion Repairs**

Arking Solutions Hialeah FL	Elite Innovation & Solutions Plantation FL	Elite Property Services Pembroke Pines FL
<b>Option 1:</b> Repair and seal affected areas only (pursuant site inspections).		
<b>\$1,800.00</b>	<b>\$3,100.00</b>	<b>\$1,500.00</b>
<b>Option 2:</b> Pressure clean entire pavilion. Repair and seal affected areas only.		
<b>\$3,300.00</b>	<b>\$5,200.00</b>	<b>\$2,500.00</b>
<b>Option 3:</b> Pressure clean, waterproof caulking repair and paint all pavilion walls.		
<b>\$4,900.00</b>	<b>\$8,500.00</b>	<b>\$4,200.00</b>





July 22, 2024

Att. Mrs. Gloria Perez  
Project Manager.  
Special District Services, Inc.

Ref: WALNUT CREEK MONUMENT BY TAFT ENTRANCE WALL REPAIRS.

ARKING SOLUTIONS INC. is pleased to submit the following proposal to provide the services required for "WALL REPAIRS "

**SCOPE OF WORK:**

Repair and paint the points according the pictures received. **\$ 1,800=**

Pressure clean, water proof caulking repair and paint only the damaged points. **\$ 3,300=**

Pressure clean, water proof caulking repair and paint al Monument Walls. **\$ 4,900=**

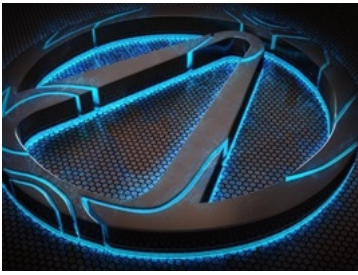
PAYMENT SCHEDULE:  
50% Deposit  
50% Final Payment.

Best Regards,

*Martha L. Arango*  
**Martha L. Arango**  
**C.G.C.**  
**Construction Manager**

Acceptance: \_\_\_\_\_





# ESTIMATE

ELITE INNOVATIONS & SOLUTIONS LLC  
United States

BILL TO  
WALNUT CREEK CDD

Invoice Number: 1448

Invoice Date: August 5, 2024

Payment Due: August 5, 2024

Amount Due (USD): \$0.00

Items	Quantity	Price	Amount
<b>PAINT SERVICES</b> REPAIR AND PAINT ZONES ACCORDING PICTURES RECEIVED	0	\$3,100.00	\$0.00
<b>PAINT SERVICES</b> REPAIR AND PAINT ONLY DAMAGE POINTS - PRESSURE CLEAN - WATER PROOF CAULKING	0	\$5,200.00	\$0.00
<b>PAINT SERVICES</b> MONUMENT WALLS REPAINT AND PAINT - PRESSURE CLEAN- WATER PROOF CAULKING	0	\$8,500.00	\$0.00

**Subtotal:** \$0.00

**Total:** \$0.00

**Amount Due (USD):** \$0.00

### Notes / Terms

PAYMENT  
50 % TO STAR THE  
PAINT  
50% WHEN FINISH THE  
PAINT

# 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

Waterproof Pavilion located at 1800 NW 76<sup>th</sup> Ave, Pembroke Pines FL.

**Scope of Work:**

1. Remove plant life and repair stucco as needed.
2. Pressure wash pavilion.
3. Apply a coat of sealer.
4. Repair cracks and Waterproof as needed.
5. Paint with SuperPaint Flat finish.

**Estimated time of Completion**

Completion in approximately 1 to 2 weeks, weather permitting.

**Work Schedule**

Monday to Friday from 7:30 to 4:30

**Proposal Sums:**

- Option 1** Repair and touch up affected areas only **\$1,500.00**  
**Option 2** Pressure wash entire pavilion Repair and touch up affected areas only **\$2,500.00**  
**Option 3** Perform work in scope listed above **\$4,200.00**

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

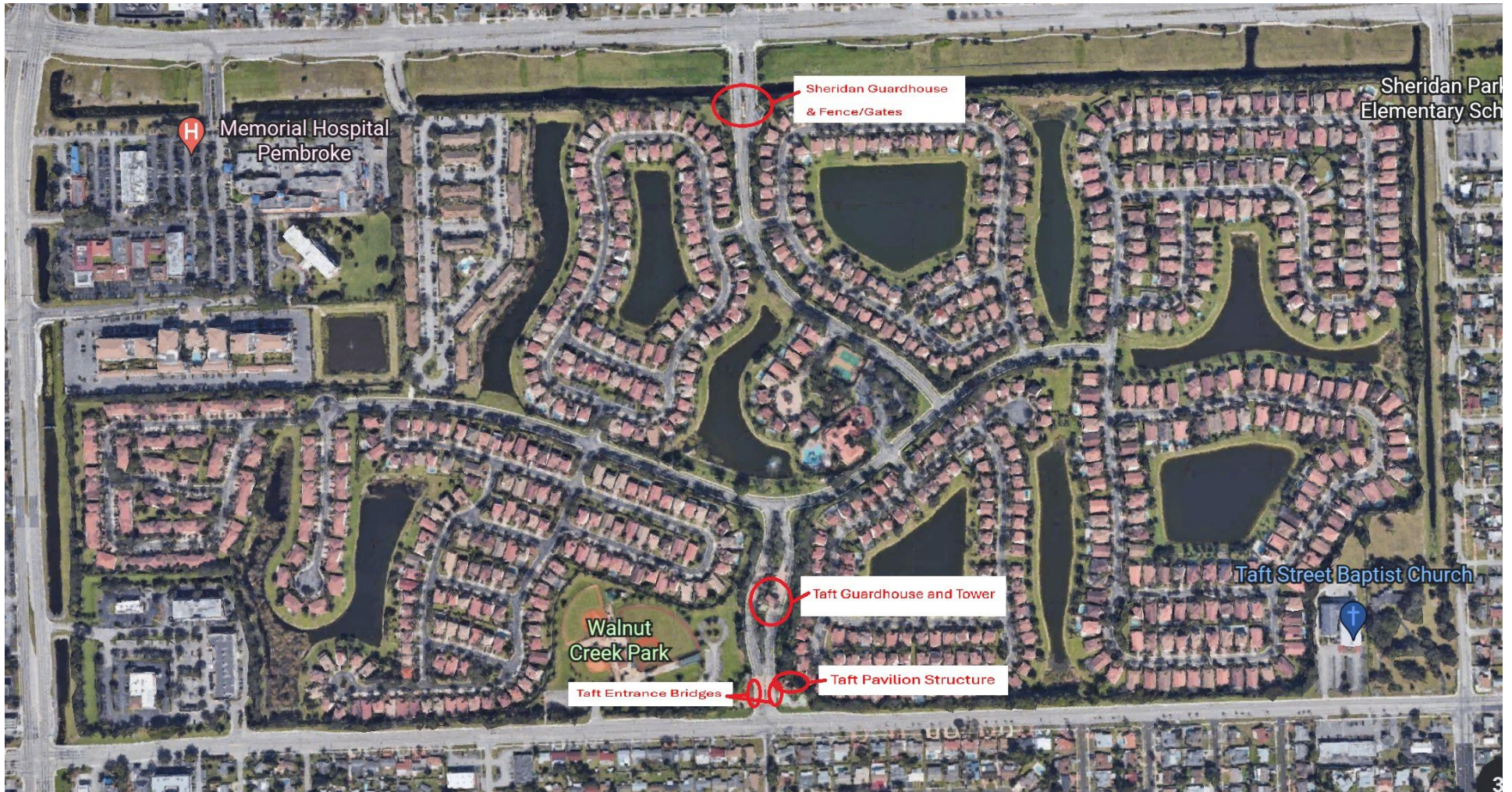
-----  
District  
Title & Date: \_\_\_\_\_

-----  
Elite Property Service  
Title & Date: \_\_\_\_\_

## Walnut Creek CDD Pressure Cleaning

Elite Property Services Pembroke Pines FL	GD Pressure Cleaning Miami FL	OlivFloor Repair Services Miami FL	The Pressure Cleaning Man Miramar FL
<p>Pressure Cleaning for:</p> <ul style="list-style-type: none"> <li>- Sheridan &amp; Taft Guardhouses Walls and Roof Tiles.</li> <li>- West Waterfall Pavilion Structure.</li> <li>- Sheridan Entrance/Exit Gates.</li> <li>- Taft Entrance Handrails (Bridge).</li> </ul>			
<b>\$6,000.00</b>	<b>\$5,850.00</b>	<b>\$5,695.30</b>	<b>\$4,635.00</b>

*\* All of these 4 companies were asked for a similar proposal without including the pressure cleaning for the Taft entrance pavilion (behind East waterfall - that may not be needed if repairs project is approved). Due to mobilization costs, one structure less will not change the promotional price offered.*









# GD PRESSURE CLEANING

13766 SW 155 Terrace  
Miami FL 33177

## 786.426.2101

# Invoice

DATE
08/06/2024

CUSTOMER NAME: Walnut Creek CDD ADDRESS: 2501 A Burns RD. Palm Beach  
NAME: \_\_\_\_\_ PHONE: (786)399-9288 EMAIL: rgalvis@sdsinc.org

Item	Description	Price	Amount
	Professional pressure cleaning for: 2 guardhouses (Sheridan& Taft) Tower (Taft) Pavilion (Taft) Waterfalls bridges (Taft) Sheridan gates		\$5,850

Notes:  
Water taken from customer sources.

Subtotal	
Tax	
Total	5,850
Deposit	
Balance	

Additional Information
<input type="checkbox"/> C.C. <input checked="" type="checkbox"/> CHECK <input type="checkbox"/> CASH

\_\_\_\_\_  
*Signature Accepting Terms & Conditions*



# QUOTE

OlivFloor Repair and Services, Corp  
 14700 Booker T Washington Blvd. Apt 209  
 Miami, FL 33176  
 Phone: 786-380-1508  
[Olivfloor@gmail.com](mailto:Olivfloor@gmail.com)

Customer ID	
Invoice Date	7/31/2024
Quote Number	w250
Payment Due By	

## BILL TO

Walnut Creek Community Development District  
 2501 A Burns Rd  
 Palm Beach Gardens FL

Item Description	Unit Price	Amount
<p><b>Olivfloor Repair &amp; Service Corp will furnish all labor, material and equipment</b></p> <p>Pressure Cleaning for:</p> <ul style="list-style-type: none"> <li>- Guardhouses Walls and Roof Tiles.</li> <li>- Pavilion Structure.</li> <li>- Entrance/Exit Gates.</li> <li>- Handrails.</li> </ul>		5,695.30

COMMENTS

SUBTOTAL	5,695.30
TAX	
DISCOUNT	
<b>TOTAL</b>	<b>5,695.30</b>

Make all checks payable to Olivfloor Repair and Services, Corp  
 Thank you for your business!

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 rGalvis@sdsinc.org	Estimate No:	2383
		Date:	07/11/2024

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

Scope of Work	\$1,935.00
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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

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

Process & Disclaimer: Groundwork

Pressure Cleaning employs water and pressure to effectively remove algae from surfaces, utilizing a circular surface cleaner for optimal results. Additionally, a light wash-down of areas may be included to eliminate any residual dirty water resulting from the cleaning process. It's important to note that pressure washing ground work does not automatically remove gum, rust stains, tire marks, or oil stains unless specifically stated otherwise in the estimate content.

Oil & Grease: The vendor cannot guarantee the full removal of oil or grease stains. Generally, our technique achieves a removal rate ranging from 50% to 80%.

Please be aware that the aforementioned stains require special chemicals or techniques for effective treatment.

The T.P.C.M system uses the main spigot from the property as a backup method to refill the water tanks. The system's average water consumption is 5 gallons per minute, totaling 300 gallons per hour. This usage results in an average increase of \$7 to \$12 on the household water bill.

Pressure Cleaning	\$200.00
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- Handrails (bridge) on both sides of 76 AVE (Taft ST entrance)

Subtotal	\$4,635.00
Total	\$4,635.00

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Total	\$4,635.00
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## 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!

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The Pressure Cleaning Man  
inc.

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Client's signature

Thank you to all our customers. We appreciate the opportunity to serve your communities and municipalities. Many of you have been with us for over fifteen years.

We understand budgets are tight and with the current climate of inflation they may get even tighter. With this in mind we are only moving forward with a 3% increase for 2025. Please do not hesitate to contact us with any questions or concerns.



# Estimate

Date	Estimate #
7/1/2024	2024-1534

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

Ship To

P.O. No.	Terms
	Due on receipt

Description	Qty	Cost	Total
TAFT RESIDENT FIRST ARM GATE			
LIFTMASTER MEGA ARM & MAT CONTROL BOARD - K79-60166	1	365.00	365.00
TAFT FIRST ARM CONTROLLER REPLACEMENT LABOR:	1	250.00	250.00
- DISCONNECTION AND REMOVAL OF DEFECTIVE CONTROL PANEL			
- INSTALLATION, CONNECTIONS, ADJUSTMENTS AND ALIGNMENT OF NEW CONTROL PANEL			
TAFT RESIDENT SECOND ARM GATE			
LIFTMASTER MEGA ARM & MAT CONTROL BOARD - K79-60166	1	365.00	365.00
TAFT SECOND ARM CONTROLLER REPLACEMENT LABOR:	1	250.00	250.00
- DISCONNECTION AND REMOVAL OF DEFECTIVE CONTROL PANEL			
- INSTALLATION, CONNECTIONS, ADJUSTMENTS AND ALIGNMENT OF NEW CONTROL PANEL			
TAFT VISITORS ARM GATE			
LIFTMASTER MEGA ARM & MAT CONTROL BOARD - K79-60166	1	365.00	365.00
RENO LOOP DETECTOR. 10-35VDC, 1 CHANNEL AND TWO RELAYS.	1	125.00	125.00
TAFT VISITOR'S CONTROLLER REPLACEMENT LABOR:	1	250.00	250.00
- DISCONNECTION AND REMOVAL OF DEFECTIVE CONTROL PANEL			
- INSTALLATION, CONNECTIONS, ADJUSTMENTS AND ALIGNMENT OF NEW CONTROL PANEL			
TAFT LEFT EXIT ARM GATE			
LIFTMASTER MEGA ARM & MAT CONTROL BOARD - K79-60166	1	365.00	365.00
RENO LOOP DETECTOR. 10-35VDC, 1 CHANNEL AND TWO RELAYS.	1	125.00	125.00
TAFT LEFT EXIT CONTROLLER REPLACEMENT LABOR:	1	300.00	300.00
- DISCONNECTION AND REMOVAL OF DEFECTIVE CONTROL PANEL			
- INSTALLATION, CONNECTIONS, ADJUSTMENTS AND ALIGNMENT OF NEW CONTROL PANEL			
TAFT RIGHT EXIT ARM GATE			
LIFTMASTER MEGA ARM & MAT CONTROL BOARD - K79-60166	1	365.00	365.00
TAFT LEFT EXIT CONTROLLER REPLACEMENT LABOR:		250.00	250.00
- DISCONNECTION AND REMOVAL OF DEFECTIVE CONTROL PANEL			
- INSTALLATION, CONNECTIONS, ADJUSTMENTS AND ALIGNMENT OF NEW CONTROL PANEL			

<b>Subtotal</b>	\$3,375.00	<b>Sales Tax (7.0%)</b>	\$0.00	<b>Total</b>	\$3,375.00
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QTY.	MATERIAL	PRICE	AMOUNT
	Clean out	3	
	Basins at West		
	Water Fall	750	
	Clean up EAST		
	& West Water Fall		
	(Times Times)	250	
	Treated Bath Sand		
	Filters with Filter Aid		
	1 Renew		
	1 Hour Treatment	120	
	4 quarts Filter Aid	20	
		80	



10718 NW 53rd St. Sunrise, Florida 33351  
 Office (954) 748-1306 Facsimile (954) 748-5998  
 acrystal@bellsouth.net • www.crystalpoolservicesinc.com

DATE 5-29-20 24

NAME Walnut Creek

ADDRESS 1800 NW 76 Avenue

CITY Pembroke Pines

PHONE 177912

SCHEDULED DAY AM  PM  NEEDS OK   
 ALL DAY  OK'D BY

NON SERVICE  ORDER BY BALANCE BILLABLE  ROUTE# DAY

DESCRIPTION OF WORK

Add Filter Renewals

TB Filters / Sand Filter

EAST (only)

WEST (only)

TOTAL MATERIAL

TOTAL LABOR

TAX 0

SIGNATURE DATE COMPLETED

Thank You PAY THIS AMOUNT 1,200.00

QTY.	MATERIAL	PRICE	AMOUNT
	3HP		
2/16	Whisper Flow		
	Pulled motor/needs		
	replacement		
1	3HP Squared	868	
	motor		
1	Sent Plat	230	
1	3HP Impeller	179	
1	Diaphragm	157	
2	ORing	35	
1	Pump Sent	24	
	Labor	325	
		1,808	



10718 NW 53rd St. Sunrise, Florida 33351  
 Office (954) 748-1306 Facsimile (954) 748-5998  
 acrystal@bellsouth.net • www.crystalpoolservicesinc.com

DATE 7-15 20 24

NAME Walnut Creek

ADDRESS 1800 NW 76 Avenue

CITY Pembroke Pines

PHONE 179025

SCHEDULED DAY AM  PM  NEEDS OK   
 ALL DAY  OK'D BY

NON SERVICE  ORDER BY BALANCE BILLABLE  ROUTE# DAY

DESCRIPTION OF WORK

Filter pump Needs

Repair / Not Pumping

West Fountain

TOTAL MATERIAL 1,483

TOTAL LABOR 325

TAX 103.81

SIGNATURE DATE COMPLETED

Thank You PAY THIS AMOUNT 1,911.81





6151 PEMBROKE RD  
 HOLLYWOOD, FL 33023  
 MIAMI-DADE (305) 625-2600  
 BROWARD (954) 989-7162  
 FAX (954) 894-0334

EC0000345 / EC0003059

TIRONE-ELECTRIC.COM

06/25/2023

Time & Material  
 6D23-135

**Walnut Creek Community Development.**

7900 NW 20<sup>th</sup> Street  
 Pembroke Pines, FL 33024

**RE: Repair Pole Lights**

In accordance with your request, Tirone Electric proposes to furnish all necessary labor, tools and supervision for a complete and operational installation to the above referenced project as per our on-site review and as per the following listed qualifications.

1. Retrofit (4) decorative light poles on @ Taft Street entrance
2. Troubleshooting power issues will incur additional charges.
3. This quote includes (4) LED bulbs, additional material will be charged separately if needed.
4. Labor and material warranted for 1 year from date of installation.
5. Excessive loss of time due to delays of access to site will incur additional charges.

**Time and Material Service not to exceed the listed price without customer approval:**

**Six Hundred Fifty Dollars .....\$650.00**

Approved and Accepted:

The above prices, specifications and conditions are accepted. Tirone Data is authorized to do the work as specified. Payments will be made as outlined above payable by cash, check or charge. In the event a lien or other legal measures are commended to secure payments on any portion of the contract sum, the prevailing party shall be entitled to receive all costs and reasonable attorney fees.

Signature \_\_\_\_\_

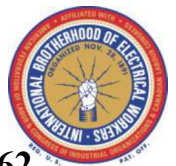
Printed Name and Title \_\_\_\_\_

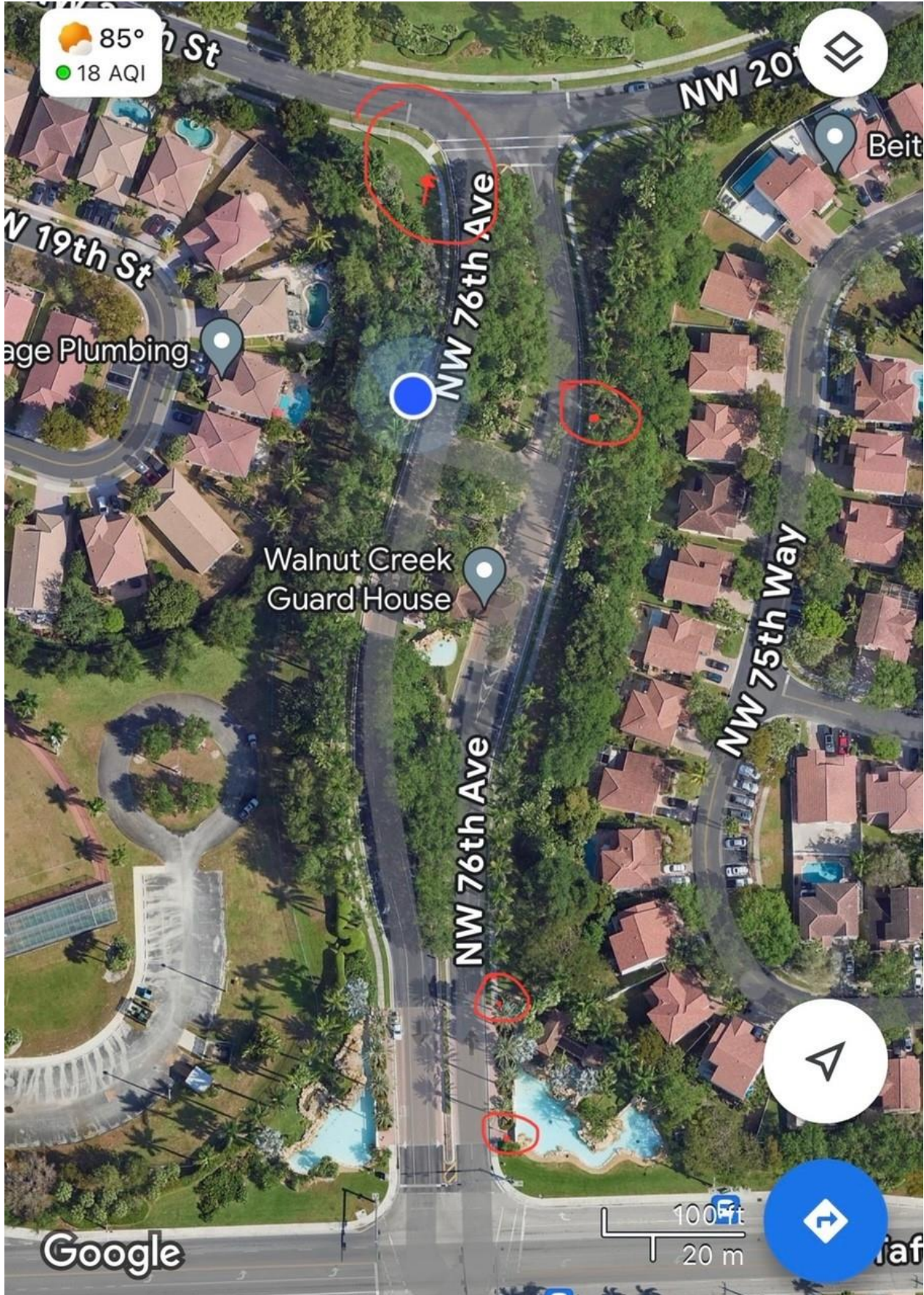
P.O. # \_\_\_\_\_

Ralph Bombardiere  
 Service Manager

- Approved on June 25th, 2024.  
 - COIs must be provided before commencement of any job.

*Ronald Galvis*  
 Ronald Galvis - Field Operations Manager  
 Walnut Creek CDD





# QUOTE

**DATE**  
07/02/2024

**EXPIRATION DATE**  
30 DAYS

**Quote 241874-1**

**Regions Security**  
1100 NW 72nd Ave  
Miami, Florida 33126  
(305) 517-1266

**TO:** Walnut Creek CDD  
2501A Burns Road  
Pembroke Pines, FL 33410



QUANTITY	ITEM #	DESCRIPTION	
1	TRN-MDI-CNV	Transceiver Media Converter	\$156.00
1	HNW-2MP-BLT	Hanwha 2MP Bullet LPR Motorized Varifocal Lens Camera	\$274.00
1	TECH-SRVCS	Installation Services: replace camera and align for optimal license plate capture.	\$168.00

- Necessary replacement/repair due to the lighting damage.
- Verbally Approved by Chairperson Mrs. Ross on 7/2/24.

*Ronald Galvis*

Ronald Galvis - Field operations Manager  
Walnut Creek CDD.

Amount	\$598.00
Sales Tax	\$0.00
Total	\$598.00

NOTES

To accept this quotation, sign here and return:

X \_\_\_\_\_

Print Name



# Estimate

Date	Estimate #
7/9/2024	2024-1564

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

Ship To

P.O. No.

Terms
Due on receipt

Description	Qty	Cost	Total
DUALBEAM BARCODE READER FOR LONG RANGE VEHICLE IDENTIFICATION	1	2,695.00	2,695.00T
SHIPPING AND HANDLING	1	65.00	65.00T

<b>Subtotal</b>	\$2,760.00	<b>Sales Tax (7.0%)</b>	<b>Total</b>	\$2,760.00
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# Estimate

Date	Estimate #
6/25/2024	2024-1521

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

Ship To

P.O. No.	Terms
	Due on receipt

Description	Qty	Cost	Total
SHERIDAN RIGHT ENTRANCE			
BAI HI ENDURANCE OUTPUT MODULE.	1	365.00	365.00
SHERIDAN RIGHT ENTRANCE OUTPUT MODULE REPLACEMENT	1	370.00	370.00
- DISCONNECTION AND REMOVAL OF DEFECTIVE OUTPUT READER MODULE			
- INSTALLATION, CONNECTION AND CONFIGURATION OF NEW OUTPUT MODULE			
SERVICE COMPLETED ON 06/25/24			

<b>Subtotal</b>	\$735.00	<b>Sales Tax (7.0%)</b>	\$0.00	<b>Total</b>	\$735.00
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# Estimate

Date	Estimate #
6/25/2024	2024-1522

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

Ship To

P.O. No.	Terms
	Due on receipt

Description	Qty	Cost	Total
TAFT RESIDENT ENTRANCE			
BAI HI ENDURANCE OUTPUT MODULE.	1	365.00	365.00
TAFT ENTRANCE OUTPUT MODULE REPLACEMENT	1	370.00	370.00
- DISCONNECTION AND REMOVAL OF DEFECTIVE OUTPUT READER MODULE			
- INSTALLATION, CONNECTION AND CONFIGURATION OF NEW OUTPUT MODULE			
SERVICE COMPLETED ON 06/24/24			

<b>Subtotal</b>	\$735.00	<b>Sales Tax (7.0%)</b>	\$0.00	<b>Total</b>	\$735.00
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# Estimate

Date	Estimate #
7/26/2024	2024-1598

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

Ship To

P.O. No.	Terms
	Due on receipt

Description	Qty	Cost	Total
- DISCONNECTION AND REMOVAL OF DEFECTIVE MAGNETIC LOCK	1	300.00	300.00T
- INSTALLATION AND CONNECTION OF NEW MAGNETIC LOCK	1	215.00	215.00T
MAGNETIC LOCK 1200 LBS	1	65.00	65.00T
Z BRACKET FOR 1200 LB	1	65.00	65.00T
<p>- Verbally Approved on 7/26/204 By Chairperson Ross.</p> <p><i>Ronald Galvis</i>            Ronald Galvis - Field Operations Manager            Walnut Creek CDD            July 26th, 2024</p>			

<b>Subtotal</b>	\$580.00	<b>Sales Tax (7.0%)</b>	\$0.00	<b>Total</b>	\$580.00
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# Estimate

Date	Estimate #
7/24/2024	2024-1589

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

Ship To

P.O. No.	Terms
	Due on receipt

Description	Qty	Cost	Total
12' GREEN AND RED OR RED REPLACEMENT LIGHTED GATE ARM WITH LED STRIP (NO KIT)	3	516.00	1,548.00T
Shipping and Handling	1	20.00	20.00T
<p>- Approved by District Manager Gloria Perez on July 24th, 2024.</p> <p><i>Ronald Galvis</i>            Ronald Galvis - Field Operations Manager            Walnut Creek CDD</p>			

<b>Subtotal</b>	\$1,568.00	<b>Sales Tax (7.0%)</b>	\$0.00	<b>Total</b>	\$1,568.00
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## Walnut Creek CDD Gate Performance

JULY 1<sup>ST</sup> 2024 – JULY 31<sup>ST</sup> 2024

 **15,073 Total Entries Recorded.**

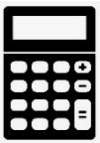
- An increase of 806 total recorded entries.

 **2,792 Total Residents Recorded.**

 **2,984 QR Invites Scanned.**

- An increase of 61.

***This averages out to...***



- 486 entries per day
- 20 entries per hour

*Note: These results do not contain data from the overflow log.*



Walnut Creek CDD  
CENSUS  
(AS OF 8/5/2024)

 **659** Units have logged into the application. (UP BY 15)

 **236** Units have not logged into the application.

 **3,262** Total Residents in the system. (UP BY 7)

 **3,074** Total Residents Vehicles in the system. (UP BY 62)

 **5,533** Total Permanent Visitors in the system. (UP BY

101)

## Rover Performance

### MOVEMENT MAP (JULY 1<sup>ST</sup> – JULY 31<sup>ST</sup>)








### Misc. Statistics

Vehicle utilization rate during scheduled times – 99.8%

Vehicle idling time percentage average – 12.4% (averages out to 7 minutes/hour)

Distance traveled – 877 Miles (averages out to 28 miles/day)

Busiest days during period – July 7<sup>th</sup>, July 21<sup>st</sup>, July 28<sup>th</sup>

 Distance traveled <b>877 mi</b> <small>-0.14%</small>	 Assets not moving <b>0</b>	 Utilization rate <b>99.8%</b> <small>+0.29</small>	 Aggressive driving <b>0</b>	 Idling time <b>12.4%</b> <small>+2.31</small>
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**We appreciate everyone's continued feedback & support.**



# Classic Collision Davie

4850 SW 52nd St, Davie, FL 33314  
Phone: (954) 927-2030  
FAX: (754) 217-6627

Workfile ID: a4f2d88e  
PartsShare: 7Zrn8N  
Federal ID: 84-3930230  
State ID: MV107906  
Resale Number: 16-8018656333-0  
Federal EPA: n/a  
State EPA: n/a

## Preliminary Estimate

**Customer: Arias, Luis**

Written By: Mark Fullem

Insured: Arias, Luis  
Type of Loss:  
Point of Impact:

Policy #:  
Date of Loss:

Claim #:  
Days to Repair: 0

**Owner:**  
Arias, Luis  
1  
(954) 203-0656 Cell

**Inspection Location:**  
Classic Collision Davie  
4850 SW 52nd St  
Davie, FL 33314  
Repair Facility  
(954) 927-2030 Business

**Insurance Company:**  
CUSTOMER PAY

## VEHICLE

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection PEARL WHITE

VIN: 1GCPWFET4MZ272426 Interior Color: Mileage In: 54,738 Vehicle Out:  
License: Exterior Color: PEARL WHITE Mileage Out:  
State: FL Production Date: 3/2021 Condition: Job #:

### TRANSMISSION

Automatic Transmission  
Overdrive

### POWER

Power Steering  
Power Brakes  
Power Windows  
Power Locks  
Power Mirrors  
Heated Mirrors  
Power Driver Seat  
Power Passenger Seat  
Memory Package

### DECOR

Dual Mirrors  
Privacy Glass  
Console/Storage

### CONVENIENCE

Air Conditioning

Tilt Wheel  
Cruise Control  
Rear Defogger  
Keyless Entry  
Alarm  
Message Center  
Steering Wheel Touch Controls  
Telescopic Wheel  
Heated Steering Wheel  
Climate Control  
Navigation System  
Backup Camera  
Parking Sensors  
Remote Starter

### HOMELINK

Home Link  
**RADIO**  
AM Radio  
FM Radio  
Stereo

Search/Seek  
Auxiliary Audio Connection  
Premium Radio  
Satellite Radio

### SAFETY

Drivers Side Air Bag  
Passenger Air Bag  
Anti-Lock Brakes (4)  
4 Wheel Disc Brakes  
Traction Control  
Stability Control  
Front Side Impact Air Bags  
Head/Curtain Air Bags  
Communications System  
Hands Free Device  
Xenon or L.E.D. Headlamps  
Positraction  
Blind Spot Detection

### SEATS

Bucket Seats  
Leather Seats  
Heated Seats  
Ventilated Seats

### WHEELS

20" Or Larger Wheels

### PAINT

Clear Coat Paint

### OTHER

Fog Lamps

### TRUCK

Rear Step Bumper  
Power Rear Window  
Bedliner (Spray On)  
Trailer Hitch  
Trailer Package  
Running Boards/Side Steps  
Power Trunk/Liftgate

Get live updates at [www.carwise.com/e/4PFBQa](http://www.carwise.com/e/4PFBQa)

**Preliminary Estimate**

**Customer: Arias, Luis**

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection PEARL WHITE

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1	#	ESTIMATE WRITTEN FOR VISIBLE DAMAGES ONLY		1			
2	#	ALL REPAIRS SUBJECT TO CHANGE FOR PART PRICE INCREASES		1			
3	#	AND/OR POSSIBLE HIDDEN DAMAGES		1			
4	<b>HOOD</b>						
5	*	Rpr Hood (ALU) Note: SCRAPES				<u>1.5</u>	3.2
6		Add for Clear Coat					1.3
7		Repl RT Nameplate "DURAMAX"	23400422	1	49.82	0.2	
8		Repl LT Nameplate "DURAMAX"	23400422	1	49.82	0.2	
9	#	Repl Cover Car		1	5.00 T	0.2	
10	#	Rpr Color sand and buff				0.5	
11	#	Repl Corrosion protection primer		1	8.00 T	0.2	
12	#	Subl Hazardous waste removal		1	5.00		
13	<b>VEHICLE DIAGNOSTICS</b>						
14	*	Rpr Pre-repair scan				m <u>0.5</u> M	
15	*	Rpr Post-repair scan				m <u>0.5</u> M	
<b>SUBTOTALS</b>					<b>117.64</b>	<b>3.8</b>	<b>4.5</b>

**ESTIMATE TOTALS**

Category	Basis	Rate	Cost \$
Parts			104.64
Body Labor	2.8 hrs @	\$ 60.00 /hr	168.00
Paint Labor	4.5 hrs @	\$ 60.00 /hr	270.00
Mechanical Labor	1.0 hrs @	\$ 100.00 /hr	100.00
Paint Supplies	4.5 hrs @	\$ 35.00 /hr	157.50
Miscellaneous			13.00
Subtotal			813.14
Sales Tax	Tier 1	\$ 813.14 @ 7.0000 %	56.92
<b>Grand Total</b>			<b>870.06</b>
Deductible			0.00
<b>CUSTOMER PAY</b>			<b>0.00</b>
<b>INSURANCE PAY</b>			<b>870.06</b>

**MyPriceLink Estimate ID / Quote ID:**

1232032149868126208 / 137349144

Preliminary Estimate

Customer: Arias, Luis

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection PEARL WHITE

+++++
+ PLEASE READ CAREFULLY, CHECK ONE OF THE STATEMENTS BELOW, AND SIGN:
+ I UNDERSTAND THAT, UNDER STATE LAW, I AM ENTITLED TO A WRITTEN ESTIMATE IF
+ MY FINAL BILL WILL EXCEED \$100.
+ I REQUEST A WRITTEN ESTIMATE.
+ I DO NOT REQUEST A WRITTEN ESTIMATE AS LONG AS THE REPAIR COSTS DO NOT EXCEED \$
+ THIS AMOUNT WITHOUT MY WRITTEN OR ORAL APPROVAL.
+ I DO NOT REQUEST A WRITTEN ESTIMATE.
+ SIGNED DATE

Estimate good for 30 days. Classic Collision is not responsible for damage caused by theft, fire or acts of nature. I authorize the above repairs to my vehicle including the necessary materials and sublet work. You and your employees may operate my vehicle for purposes of testing, inspecting, and delivery at my risk. If I cancel repairs to my vehicle, I understand that a teardown and reassemble fee of \$ will apply. I understand that a storage charge of \$ per day will be charged if I fail to pick up my vehicle within three (3) working days of notification of completion.

Vehicle Owner Signature Date

Other Authorized Person: Phone #

Save Parts: [ ] No [ ] Yes \*\*\*\* Core may apply

Charges based on:
[ ] Hourly Rate [ ] Flat Rate [ ] Both Apply

Estimate/Diagnosis: Fee \$ Hourly at \$ / hr.

Payment Method: [ ] Cash [ ] Check [ ] Visa [ ] MasterCard [ ] American Express [ ] Discover

WARRANTY - Completed repairs are warrantied as long as you own the specified vehicle. The warranty applies only if the defects occur under normal driving conditions and as a result of faulty repairs or workmanship. The warranty shall be deemed null and void in the event the vehicle has been subject to accidents, alterations, negligence, abuse, or misuse. Specifically excluded from the warranty are scratches and chips acquired from driving conditions or intentional negligent acts. This four-part written warranty with specific additional limitations pertaining to each section as described below.

- 1 Metal work -Classic Collision provides a limited lifetime warranty against defective workmanship, which includes welding and the application of materials, utilized in the repair process against cracking, flaking, pitting, and deterioration (excluding recurring rust). Classic Collision will after inspection and at its sole discretion, repair and repaint any metal work warrantied.
2. Painting, stripes, and decals - We provide a limited lifetime warranty on all paint and paint related items. We also provide a limited lifetime warranty on the application of decorative stripes and decals excluding fading, cracking or other defects caused by environmental conditions, road hazards, or negligent or intentional acts that the vehicle may have been exposed to. Classic Collision will after inspection and at its sole discretion, replace and repaint any paint related item warrantied herein.
3. Mechanical repairs - We provide a limited lifetime warranty on the workmanship of all mechanical repairs excluding

## Preliminary Estimate

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### Customer: Arias, Luis

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection PEARL WHITE

parts failures after the expiration of any applicable manufacturer warranty, pertaining to the original collision repair excluding air-conditioning, suspension, and electrical items. Classic Collision will after inspection and at its sole discretion, replace and repair any mechanical related work warranted herein.

4. Parts - We warranty that the parts and materials utilized in the repair of your vehicle are of premium quality except that used, reconditioned, or non-OEM parts may be used, but only when agreed to by either yourself or by the requirement of your insurance provider. These parts, as described on the repair order, are subject to the guarantee or warranty of the manufacturer.

Classic Collision specifically disclaims all liability for damages including consequential, incidental, and punitive damages resulting from defective parts or materials. Specifically excluded are costs such as towing fees, rental charges, travel expenses, incidental, special, or consequential damages, or loss of use claims. Also excluded are consequential damages to assemblies and components resulting from a defective part or installation of said part during the repair process.

This warranty may not be varied, supplemented, qualified, or interpreted by any prior course of dealings and is limited (non-transferrable) to the original vehicle owner at the time the repairs are made. Additionally, the warranty is null and void if the repair is altered, adjusted, or tampered with by a non-authorized person. To be eligible for warranty coverage, you must submit your claim property upon discovery of the defect.

DISPUTE RESOLUTION - As a condition of any warranty implied or otherwise, the customer acknowledges and agrees that in the event of any dispute related to the limited lifetime warranty or repairs performed by Classic Collision then such dispute will be submitted for resolution by binding arbitration.

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURER FILES A STATEMENT OF CLAIM OR AN APPLICATION CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THE THIRD DEGREE (FLORIDA STATUTES TITLE XLVI, CHAPTER 817.234). FAILURE TO USE THE INSURANCE PROCEEDS IN ACCORDANCE WITH THE SECURITY AGREEMENT, IF ANY, COULD BE A VIOLATION OF S. 812.014, FLORIDA STATUTES. IF YOU HAVE ANY QUESTIONS, CONTACT YOUR LENDING INSTITUTION. IF A CHARGE FOR SHOP SUPPLIES OR HAZARDOUS OR OTHER WASTE REMOVAL IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: "THIS CHARGE REPRESENTS COSTS AND PROFITS TO THE MOTOR VEHICLE REPAIR FACILITY FOR MISCELLANEOUS SHOP SUPPLIES OR WASTE DISPOSAL." IF A CHARGE FOR NEW TIRES OR A NEW OR REMANUFACTURED LEAD-ACID BATTERY IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: A \$1.00 FEE FOR EACH NEW MOTOR VEHICLE TIRE SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW MOTOR VEHICLE TIRES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX CHAPTER 403.718. A \$1.50 FEE FOR EACH NEW OR REMANUFACTURED LEAD-ACID BATTERY SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW OR REMANUFACTURED LEAD-ACID BATTERIES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX 403.7185.

## Preliminary Estimate

### Customer: Arias, Luis

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection PEARL WHITE

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide DR1GH19, CCC Data Date 06/03/2024, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (\*) or Double Asterisk (\*\*) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

#### SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

#### SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

#### OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Services Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.



**AutoNation Collision Center  
Pembroke Pines**

WE MEET THE NICEST PEOPLE BY ACCIDENT  
8600 PINES BLVD, PEMBROKE PINES, FL 33024  
Phone: (954) 433-3377  
FAX: (954) 447-2101

Workfile ID: bf8d4fe5  
PartsShare: 83JJHW  
Federal ID: 65-0944183  
State ID: 16-8012272601-4  
License Number: 075063

**Preliminary Estimate**

**Customer: Arias, Luis**

**Job Number:**

Written By: Tasheeka Davis

Insured: Arias, Luis  
Type of Loss:  
Point of Impact: 12 Front

Policy #:  
Date of Loss:

Claim #:  
Days to Repair: 0

**Owner:**

Arias, Luis  
  
(954) 203-0656 Cell

**Inspection Location:**

AutoNation Collision Center Pembroke  
Pines  
8600 PINES BLVD  
PEMBROKE PINES, FL 33024  
Repair Facility  
(954) 433-3377 Day

**Insurance Company:**

CUSTOMER PAY

**VEHICLE**

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection

VIN: 1GCPWFET4MZ272426  
License:  
State: FL

Interior Color:  
Exterior Color:  
Production Date:

Mileage In:  
Mileage Out:  
Condition:

Vehicle Out:  
  
Job #:

**TRANSMISSION**

Automatic Transmission  
Overdrive

**POWER**

Power Steering  
Power Brakes  
Power Windows  
Power Locks  
Power Mirrors  
Heated Mirrors  
Power Driver Seat  
Power Passenger Seat  
Memory Package

**DECOR**

Dual Mirrors  
Privacy Glass  
Console/Storage

Tilt Wheel

Cruise Control  
Rear Defogger  
Keyless Entry  
Alarm  
Message Center  
Steering Wheel Touch Controls  
Telescopic Wheel  
Heated Steering Wheel  
Climate Control  
Navigation System

Backup Camera  
Parking Sensors  
Remote Starter  
Home Link

**RADIO**

AM Radio

Search/Seek

Auxiliary Audio Connection  
Premium Radio  
Satellite Radio

**SAFETY**

Drivers Side Air Bag  
Passenger Air Bag  
Anti-Lock Brakes (4)  
4 Wheel Disc Brakes  
Traction Control  
Stability Control  
Front Side Impact Air Bags  
Head/Curtain Air Bags  
Communications System  
Hands Free Device  
Xenon or L.E.D. Headlamps  
Positraction

Bucket Seats

Leather Seats  
Heated Seats  
Ventilated Seats

**WHEELS**

20" Or Larger Wheels

**PAINT**

Three Stage Paint

**OTHER**

Fog Lamps

**TRUCK**

Rear Step Bumper  
Power Rear Window  
Bedliner (Spray On)  
Trailer Hitch  
Trailer Package  
Running Boards/Side Steps

**Preliminary Estimate**

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**Customer: Arias, Luis**

**Job Number:**

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection

**CONVENIENCE**

Air Conditioning

FM Radio

Stereo

Blind Spot Detection

**SEATS**

Power Trunk/Liftgate

## Preliminary Estimate

**Customer: Arias, Luis**

**Job Number:**

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		<b>HOOD</b>					
2	*	Rpr Hood (ALU)				5.0	3.2
3		Add for Three Stage					2.2
4	#	10 Tint color to blendable match		1			1.0
5	#	12 E.P.A. Hazard waste removal		1	10.00 X		
6	#	13 Cover Vehicle for Overspray Protection		1	5.00 T		0.3
7	#	Repl 15 Corrosion Protection		1	10.00	0.4	
8	#	ESTIMATE IS BASED ON VISIBLE DAMAGES		1			
9	#	ESTIMATE SUBJECT TO CHANGE DUE TO HIDDEN/UNSEEN DAMAGES		1			
<b>SUBTOTALS</b>					<b>25.00</b>	<b>5.4</b>	<b>6.7</b>

### ESTIMATE TOTALS

Category	Basis	Rate	Cost \$
Parts			10.00
Body Labor	5.4 hrs @	\$ 60.00 /hr	324.00
Paint Labor	6.7 hrs @	\$ 60.00 /hr	402.00
Paint Supplies	6.7 hrs @	\$ 38.00 /hr	254.60
Miscellaneous			15.00
<b>Subtotal</b>			<b>1,005.60</b>
Sales Tax	\$ 995.60 @	6.0000 %	59.74
County Tax	Tier 1 \$ 995.60 @	1.0000 %	9.96
<b>Grand Total</b>			<b>1,075.30</b>
Deductible			0.00
<b>CUSTOMER PAY</b>			<b>0.00</b>
<b>INSURANCE PAY</b>			<b>1,075.30</b>

**MyPricelink Estimate ID / Quote ID:**

1242565244933382144 /

This estimate was prepared by a visual inspection of the damages to your vehicle. It is likely that additional hidden damage could be identified by the collision repair facility once the vehicle is disassembled. This estimate may need to be adjusted, and additional parts, materials and labor may be required, to properly repair your vehicle. The amount of this estimate may not accurately reflect the full amount required to settle your loss. Due to damages incurred in a collision loss, disassembly or tear-down of the vehicle WILL negate the ability to reassemble the vehicle without performing repairs.

## Preliminary Estimate

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**Customer: Arias, Luis**

**Job Number:**

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection

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## Preliminary Estimate

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## MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
District Counsel

DATE: July 12, 2024

RE: Requirement to Comply with F-108.9.3 Universal Gate Access System

---

This memo is to inform you about the mandatory compliance with the new Universal Gate Access System Requirement, codified as F-108.9.3 under the Broward County Local Amendments to the Florida Fire Prevention Code (FFPC). This requirement has been adopted to enhance the efficiency and effectiveness of emergency response times across gated communities in Broward County.

### **Background:**

The Fire Chiefs Association of Broward County has approved the Click-2-Enter System (C2E) for universal gates. The C2E is an electronic access control device used for secure and quick entry to gated communities and other restricted properties. The C2E is activated using a designated radio frequency, typically the same as that used by emergency responders (police, fire, EMS). When a responder's radio transmitter is activated near the gate, the system receives the signal and opens the gate. This system is an element of the Closest Unit Response program, which mandates that the nearest fire rescue unit respond to life-threatening emergencies, even across jurisdictional boundaries.

### **Requirements:**

- All new and existing automatic entry gates in commercial and multifamily communities must be equipped with a universal access system approved by the Fire Prevention Subcommittee of the Fire Chiefs Association of Broward County.
- Existing gate installations are granted a period of up to one year to comply, as determined by the Authority Having Jurisdiction (AHJ<sup>1</sup>).

### **Action Required:**

1. Review your current gate access systems to determine compliance with F-108.9.3.
2. If necessary, upgrade existing systems to meet the universal access standards within the one-year compliance period.

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<sup>1</sup> AHJ means Authority Having Jurisdiction shall be a federal, state, local organization, office, or individual responsible for enforcing the requirements of this code as found in Broward Local Amendments to FFPC and Chapter 1, Broward Administrative Provisions.

3. Contact your local Fire Department's Fire Prevention Bureau for guidance and support regarding the implementation process.

For additional information and resources, please visit the following links:

- [Fire Chiefs Association of Broward County](#)
- [Broward County Local Amendments to the Florida Fire Prevention Code](#)

## MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
District Counsel

DATE: July 12, 2024

RE: 2024 Legislative Update

---

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

**1. Chapter 2024 – 136, Laws of Florida (HB 7013).** The legislation establishes a 12-year term limit for members of popularly elected bodies governing independent special districts, excluding terms starting before November 5, 2024, and excluding certain districts. Supervisors of Community Development Districts (CDDs) do not have term limits. The act provides that the boundaries of independent special districts may only be changed by general law or special act. The law revises criteria for declaring special districts inactive, to include those with no revenue, expenditures, or debt for five consecutive fiscal years, and extends the objection period for proposed inactive status declarations from 21 to 30 days. The law stipulates that a special district deemed inactive can only use funds to service outstanding debt and fulfill existing bond covenants and contractual obligations. Additionally, the law repeals section 163.3756, F.S., to align the regulations for Community Redevelopment Agencies (CRAs) with those applicable to other special districts. The bill repeals sections 165.0615 and 190.047, F.S., which allow independent special districts and CDDs, respectively, to convert to a municipality without legislative approval.

### **Performance Measures and Standards**

The legislation also mandates special districts to establish goals, objectives, performance measures, and standards for each program and activity they undertake by October 1, 2024, or the end of their first full fiscal year, and to report annually on their achievements and performance. Furthermore, by December 1 of each subsequent year, each district must produce an annual report detailing the goals and objectives it has accomplished, the performance measures and standards used for evaluation, and any goals or objectives that were not met. The annual report must be published on the District’s website.

For independent special fire control districts, the bill requires reporting on volunteer firefighter training by October 1 annually.



The legislation reduces the maximum ad valorem millage rate for mosquito control districts from 10 mills to one mill, allowing an increase to two mills via referendum, and requires submission of work plans and budgets to receive state funds. Lastly, the law prohibits the creation of new Neighborhood Improvement Districts (NIDs) after July 1, 2024, and mandates a performance review of existing NIDs by September 30, 2025.

The effective date of this act is July 1, 2024.

**2. Chapter 2024 – 80, Laws of Florida (HB 433).** The legislation prohibits political subdivisions from establishing, mandating, or requiring employers, including those contracting with political subdivisions, to meet heat exposure requirements not mandated by state or federal law. The law clarifies that it does not limit the authority of political subdivisions to establish heat exposure requirements<sup>1</sup> for their direct employees. Effective September 30, 2026, the law amends Florida’s wage and employment benefits law, prohibiting political subdivisions from controlling or affecting wages or employment benefits provided by vendors, contractors, service providers, or other parties through purchasing or contracting procedures. In addition the law prohibits using wages or employment benefits as evaluation factors or awarding preferences based on them. The law removes the ability of local governments to require a minimum wage for certain employees under contract terms and states that these revisions do not impair contracts entered into before September 30, 2026. Lastly, this act prohibits local governments from adopting or enforcing regulations on employee scheduling, including predictive scheduling, by private employers except as expressly authorized or required by state or federal law, rule, regulation, or federal grant requirements. Except as otherwise provided, the effective date of this act is July 1, 2024.

**3. Chapter 2024 – 204, Laws of Florida (HB 149).** The legislation raises the maximum limit for continuing contracts under the Consultants' Competitive Negotiation Act (CCNA) from an estimated per-project construction cost of \$4 million to \$7.5 million, with an annual adjustment based on the Consumer Price Index (CPI). Starting July 1, 2025, and annually thereafter, the Department of Management Services (DMS) is mandated to adjust the maximum allowable amount for each project in a continuing contract according to the change in the June-to-June CPI for All Urban Consumers, as issued by the Bureau of Labor Statistics. DMS is required to publish the adjusted amount on its website. The effective date of this act is July 1, 2024.

**4. Chapter 2024 – 202, Laws of Florida (HB 59).** The legislation amends section 720.303, F.S., requiring Homeowner Associations (HOAs) to provide a physical or digital copy of the HOA’s rules and covenants to all members by October 1, 2024. This requirement extends to all new members upon joining and includes providing updated copies whenever amendments to the rules or covenants occur. HOAs are authorized to set standards for the distribution method and timing for these documents. The law also stipulates that HOAs maintain certain official records, such as the HOA’s declaration of covenants and any amendments, within the state for at least seven years. These records must be accessible to parcel owners for inspection or copying, either physically or electronically. The effective date of this act is July 1, 2024

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<sup>1</sup> A standard to control an employee’s exposure to heat or sun and mitigate its effects. This includes employee monitoring, water consumption, cooling measures, acclimation periods, informational notices, heat exposure programs, first-aid measures, protections for reporting heat exposure, and related reporting and recordkeeping.

**5. Chapter 2024 – 221, Laws of Florida (HB 1203).** The legislation establishes educational requirements for community association managers (CAMs) and HOA directors. By January 1, 2025, HOAs with 100 or more parcels must post certain official records on their website or application. It allows parcel owners to request a detailed accounting of any amounts owed to the HOA, and if not provided, the board forfeits any outstanding fine under specific conditions. The bill prohibits HOAs and their committees from imposing requirements on the interior of structures not visible from the frontage, adjacent property, common areas, or golf courses. The law also forbids the need for HOA or committee approval for central air-conditioning, heating, or ventilating systems if not visible from the frontage, adjacent property, common area, or golf course, and if they are similar to approved systems. Criminal penalties are introduced for HOA officers, directors, or managers accepting kickbacks. Additionally, HOAs cannot prevent homeowners from installing vegetable gardens and clotheslines in non-visible areas, and certain HOA election voting activities are classified as a first-degree misdemeanor. The effective date of this act is July 1, 2024.

**6. Chapter 2024 – 44, Laws of Florida (HB 621).** The legislation establishes section 82.036, F.S., creating a process for removing unauthorized persons (squatters) from residential property. Property owners or their authorized agents can file a verified complaint with the county sheriff, who, upon verifying the complainant's identity and ownership, must serve notice to the occupants to vacate immediately. The law grants immunity to the sheriff and property owner for any property loss or damage unless the removal is wrongful. It also establishes a civil cause of action for wrongful removal, allowing the wrongfully removed party to seek damages, court costs, and attorney fees. The effective date of this act is July 1, 2024.

**7. Chapter 2024 – 147, Laws of Florida (SB 7020).** The legislation amends section 1.01, F.S., the statute defining “registered mail,” to broaden the range of acceptable delivery services for meeting statutory registered mail requirements in the state. The new definition of “registered mail” now explicitly includes any delivery service by the U.S. Postal Service or a private delivery service that provides proof of mailing or shipping and proof of delivery, confirmed by a receipt signed by the addressee or a responsible person at the delivery address. Additionally, “return receipt requested” is defined to encompass delivery confirmation services by the U.S. Postal Service or private delivery services that offer similar proof of delivery. These amendments are remedial in nature and apply retroactively. The effective date of this act is May 6, 2024.

**8. Chapter 2024 – 263, Laws of Florida (HB 321).** This legislation specifies that any individual who intentionally releases, organizes the release of, or causes the release of balloons inflated with lighter-than-air gas commits an act of littering and is subject to corresponding penalties<sup>2</sup>. However, children aged six or younger who engage in such activities are exempt from noncriminal littering infractions and associated penalties. The bill removes the exemption for balloons deemed biodegradable or photodegradable by Florida Fish and Wildlife Conservation rules. It also eliminates the provision allowing citizens to petition a circuit court to prevent the release of ten or more balloons. Additionally, the bill revises definitions in section 403.413, F.S., the Florida Litter Law, to include:

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<sup>2</sup> The penalty for littering generally corresponds to the amount of litter discarded. ≤ 15 pounds or ≤ 27 cubic feet = Noncriminal infraction, punishable by a civil penalty of \$150. > 15 pounds but ≤ 500 pounds or > 27 cubic feet but ≤ 100 cubic feet = First-degree misdemeanor, punishable by up to one year in jail and a \$1,000 fine. > 500 pounds or > 100 cubic feet = Third-degree felony, punishable by up to five years’ imprisonment and a \$5,000 fine. It is the duty of all law enforcement officers to enforce Florida’s Litter Law.

- “Dump,” specifying that it encompasses the intentional release, organization of the release, or causation of the release of balloons.
- “Litter,” explicitly adding balloons to the definition.

The effective date of this act is July 1, 2024.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

## MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
District Counsel

DATE: August 9, 2024

RE: 2024 Legislative Update – Supplemental Information

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As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. Below is a summary of an additional law that was not included in the 2024 Legislative Update.

**Chapter 2024 – 184, Laws of Florida (HB 7063).** The legislation, among other things, amends section 787.06, F.S., to require nongovernmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services. Special districts, including community development districts, are defined as governmental entities under this statute. The effective date of this act is July 1, 2024.

For convenience, we have included a copy of the legislation referenced in this memorandum. In addition, attached is a form of the affidavit that nongovernmental entities will need to execute when entering, renewing, or extending a contract with a community development district or special district. We request that you include this supplemental memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel.

Enclosures (2)

**AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS**

In compliance with Section 787.06 (13), Florida Statutes, this attestation must be completed **by an officer or representative of a nongovernmental entity** that is executing, renewing, or extending a contract with \_\_\_\_\_ Community Development District (the “Governmental Entity”).

The undersigned, on behalf of the entity listed below (the “Nongovernmental Entity”), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.

2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, it will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.

3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

4. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

NONGOVERNMENTAL ENTITY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_, 20\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

SWORN TO (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by \_\_\_\_\_ in his/her capacity as \_\_\_\_\_ for \_\_\_\_\_ (name of Nongovernmental Entity).

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
\_\_\_\_\_  
Personally Known OR  
Produced Identification

\_\_\_\_\_  
Type of Identification Produced