



**SUMMERVILLE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
FEBRUARY 1, 2023  
9:00 A.M.**

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

[www.summervillecdd.org](http://www.summervillecdd.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT**  
Kendall Executive Center  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, Florida 33193  
Call-In: 877-402-9753 Access ID: 8338134  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
February 1, 2023  
9:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Discussion Regarding Re-Elected Board Member in Seat #2 and Administer Oath of Office
- E. Consider Resolution No. 2023-01 – Declaring Vacancies (Seat #5).....Page 2
- F. Discussion Regarding Vacancy in Seat #5 and Appointment to Fill Vacancy
- G. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- H. Election of Officers
  - Chairperson
  - Vice Chairperson
  - Secretary/Treasurer
  - Assistant Secretaries
- I. Additions or Deletions to Agenda
- J. Comments from the Public for Items Not on the Agenda
- K. Approval of Minutes
  - 1. November 2, 2022 Regular Board Meeting.....Page 4
- L. Public Hearing
  - 1. Proof of Publication.....Page 6
  - 2. Receive Public Comments Regarding Park and Open Space Rules
  - 3. Consider Resolution No. 2023-02 – Adoption of Park and Open Space Rules.....Page 9
- M. Old Business
  - 1. Discussion Regarding FPL Light Pole Outages
- N. New Business
  - 1. Discussion Regarding Summerville Homeowner’s Association, Inc. Contribution Payments
  - 2. Consider Engineering Updated Rates Request (Alvarez Engineers).....Page 16
  - 3. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Proposed Budget.....Page 18
- O. Administrative & Operational Matters
  - 1. Staff Report, as Required
- P. Board Member and Staff Closing Comments
- Q. Adjourn

## MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

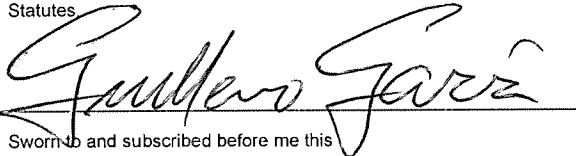
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

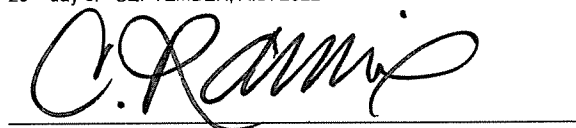
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT -  
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

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

09/23/2022

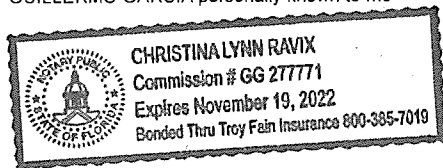
Affiant further says that the newspaper complies with all  
legal requirements for publication in chapter 50, Florida  
Statutes.

  
Sworn to and subscribed before me this  
23 day of SEPTEMBER, A.D. 2022



(SEAL)

GUILLERMO GARCIA personally known to me



### SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Summerville Community Development District (the "District") will hold Regular Meetings in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 at 9:00 a.m. on the following dates:

October 5, 2022  
November 2, 2022  
February 1, 2023  
March 1, 2023  
April 5, 2023  
May 3, 2023  
June 7, 2023  
September 6, 2023

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to 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 [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT

[www.summervillecdd.org](http://www.summervillecdd.org)

9/23

22-43/0000621199M

**RESOLUTION NO. 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT  
DECLARING VACANCIES ON THE BOARD OF SUPERVISORS  
PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES;  
AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to the provisions of Section 190.006, Florida Statutes, the members of the Board of Supervisors (the “District Board”) of the Summerville Community Development District (the “District”) are to be elected by the qualified electors of the District at a general election to be held on November 8, 2022 (the “General Election”); and

**WHEREAS**, the District provided published notice of the qualifying period for election to the District Board at least two (2) weeks prior to the start of the qualifying period for the General Election, as required by Section 190.006(3)(b), Florida Statutes; and

**WHEREAS**, the **Miami-Dade** County Supervisor of Elections has confirmed that at the close of the qualifying period for election to the District Board, no elector qualified for Seat #5 to be filled in the General Election; and

**WHEREAS**, pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within 90 days of the second Tuesday following the General Election.

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

1. The recitals above are true and correct and are hereby made a part of this Resolution.
2. The District Board hereby declares Seat #5 to be vacant, effective on the second Tuesday following the General Election.
3. The District Board shall appoint a qualified elector to Seat #5 within 90 days of the second Tuesday following the General Election, as required by Section 190.006(3)(b),

Florida Statutes. Until such appointment, the incumbent board member in such seat shall remain in office.

4. This Resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of February, 2023 by the Board of Supervisors of the Summerville Community Development District.

**ATTEST:**

**SUMMERVILLE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair / Vice Chair

**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 2, 2022**

**A. CALL TO ORDER**

The November 2, 2022, Regular Board Meeting of the Summerville Community Development District (the “District”) was called to order at 9:01 a.m. in the Kendall Executive Center located at 8785 SW 165 Avenue, Suite 200, Miami, Florida 33193.

**B. PROOF OF PUBLICATION**

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on September 23, 2022, as part of the District’s Fiscal Year 2022/2023 Regular Meeting Schedule, *as legally required*.

**C. ESTABLISH A QUORUM**

Ms. Nguyen determined that the attendance of Chairman Lazaro Gonzalez, and Supervisors Larry Gordon, Salvador Kalil, Barbara Tomas and Bryan Rosales (who arrived via conference call at 9:28 a.m.) constituted a quorum and it was in order to proceed with the meeting.

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

Also in attendance was: Nelson Devicenci, Miami, FL (via conference call)

**D. ADITIONS 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. October 5, 2022, Regular Board Meeting**

Ms. Nguyen presented the minutes of the October 5, 2022, Regular Board Meeting and asked if there were any changes.

There being no changes, a **motion** was made by Mr. Gonzalez, seconded by Mr. Gordon and passed unanimously approving the minutes of the October 5, 2022, Regular Board Meeting, *as presented*.

**G. OLD BUSINESS**

**1. Discussion Regarding Park and Open Space Rules and Procedures**

Ms. Nguyen presented the draft Park and Open Space Rules (the “Rules”). The Board reviewed the Rules and requested that some changes be made. Ms. Wald acknowledged the Board’s request and

stated that she would make the requested changes and would present the updated Rules at the February 1, 2023, meeting.

A **motion** was made by Mr. Gonzalez, seconded by Mr. Kalil and unanimously passed approving the Park and Open Space Rules, in substantial final form; and further authorizing the District Manager to prepare the required public advertisements.

## **H. NEW BUSINESS**

There was no New Business to come before the Board.

## **I. ADMINISTRATIVE & OPERATIONAL MATTERS**

### **1. Staff Report, as Required**

There were no Administrative or Operational Matters to come before the Board.

## **J. BOARD MEMBER & STAFF CLOSING COMMENTS**

Ms. Nguyen stated that the next meeting will be held on February 1, 2023.

Mr. Kalil stated that some of the new light poles were not turning on at night. Mr. Kalil requested that Ms. Nguyen inquire with her Florida Power and Light (FPL) contact to check if FPL can provide maintenance for those light poles. Ms. Nguyen acknowledged Mr. Kalil's request.

## **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Gonzalez, seconded by Ms. Tomas and unanimously passed adjourning the Regular Board Meeting at approximately 9:53 a.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

## MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

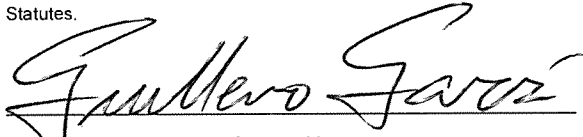
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT - RULE DEVELOPMENT

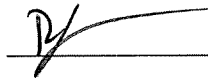
in the XXXX Court,  
was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

01/03/2023

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

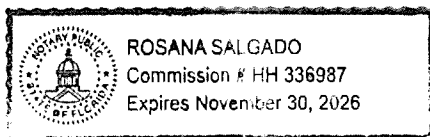


Sworn to and subscribed before me this  
3 day of JANUARY, A.D. 2023



(SEAL)

GUILLERMO GARCIA personally known to me



### NOTICE OF RULE DEVELOPMENT BY SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Summerville Community Development District (the "District") hereby gives notice of its intention to develop park and open space rules on District lands within the boundaries of the District (the "Proposed Rule").

The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations, public safety, applicable administration, preservation of District property (sod, signage, etc.) and reduce the need to increase maintenance assessments. The Proposed Rule provides for a prohibition of motorized vehicles, smoking and vaping, alcoholic beverages, dumping, destruction of property, fire and fireworks, firearms, glass containers, obscene language, gambling, loud noise, private parties without written permission of the District, among other prohibitions. Specific legal authority for the Rule includes Sections 190.011, 190.012, 190.035, 120.54, and 120.81, Florida Statutes.

A copy of the Proposed Rule may be obtained by contacting the District Manager at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) and/or by calling 786-347-2700 Ext. 2027.

A public hearing on the adoption of the Proposed Rule will be conducted by the District's Board of Supervisors on February 1, 2023, at 9:00 a.m. at the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

District Manager  
Summerville Community Development District

[www.summervillecdd.org](http://www.summervillecdd.org)

1/3

23-03/0000637420M



## MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

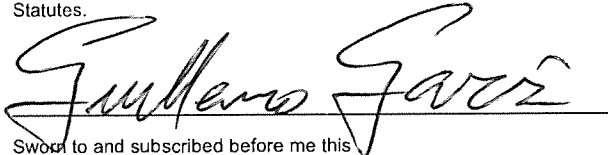
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT -  
RULEMAKING FOR THE ESTABLISHMENT OF PARK AND  
OPEN SPACE RULES ON DISTRICT LANDS WITHIN THE  
BOUNDARIES OF THE DISTRICT - FEB. 1, 2023

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

01/04/2023

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

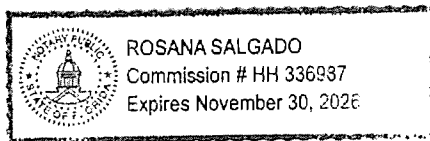


Sworn to and subscribed before me this  
4 day of JANUARY, A.D. 2023



(SEAL)

GUILLERMO GARCIA personally known to me



### **SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF RULEMAKING FOR THE ESTABLISHMENT OF PARK AND OPEN SPACE RULES ON DISTRICT LANDS WITHIN THE BOUNDARIES OF THE DISTRICT**

A public hearing of the Board of Supervisors of the Summerville Community Development District (the "District") to consider proposed rulemaking for the establishment of park and open space rules on District lands and other related matters, within the boundaries of the District (the "Rule"), will be conducted and held on February 1, 2023, at 9:00 a.m. at the Kendall executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives public notice of its intent to adopt its proposed Rule relating to park and open space rules on District lands within the boundaries of the District.

The Board of Supervisors and public comment received may result in an adjustment to the proposed Rule during the public hearing, pursuant to discussion and after receiving public comment. The purpose and effect of the proposed Rule is to provide for efficient and effective District operations, public safety, applicable administration, preservation of District property (sod, signage, etc.) and reduce the need to increase maintenance assessments. Prior notice of rule development was published in the *Miami-Dade Daily Business Review* newspaper on **January 3, 2023**.

Specific legal authority for the Rule includes Sections 190.011, 190.012, 190.035, 120.54, and 120.81, Florida Statutes. The proposed Rule provides for a prohibition of motorized vehicles, smoking and vaping, alcoholic beverages, dumping, destruction of property, fire and fireworks, firearms, glass containers, obscene language, gambling, loud noise, private parties without written permission of the District, among other prohibitions.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54, Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing on the proposed Rule may be continued to a date, time, and place to be specified on the record at the hearing. One or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

# Summerville Community Development District

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Office at 561-630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

A person who decides to appeal any decision of the Board with respect to any matter considered at the public hearing is advised that this same person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

A copy of the proposed Rule may be obtained by contacting the District Manager at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org), and/or by calling 786-347-2700 Ext. 2027.

**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT**  
[www.summervillecdd.org](http://www.summervillecdd.org)

1/4

23-01/0000637438M

2/2

**RESOLUTION NO. 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE SUMMERVILLE COMMUNITY  
DEVELOPMENT DISTRICT, ENACTING THE  
DISTRICT PARK AND OPEN SPACE RULES; AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Summerville Community Development District (the “District”) was established pursuant to Chapter 190, Florida Statutes, and Miami-Dade County Ordinance No. 04-147; and

**WHEREAS**, the District is the owner of and is responsible for the operation and maintenance of certain public rights-of-way, parks, open spaces and facilities within the boundaries of the District; and

**WHEREAS**, the District Board of Supervisors desires to protect the integrity, operation, safety, and aesthetics associated with the District lands located within the boundaries of the District, and has determined that it is necessary to adopt District Park and Open Space Rules (“Rules”); and

**WHEREAS**, the District advertised a public hearing for February 1, 2023, in order to hear and receive comments on the proposed District Park and Open Space Rules pursuant to the requirements of Chapter 120, Florida Statutes; and

**WHEREAS**, after a duly advertised public hearing, the District Board of Supervisors finds it to be in the best interests of the District, and the residents and property owners of the District to adopt these District Park and Open Space Rules.

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

**Section 1.** The above recitals are true and correct and are incorporated in and adopted as part of this Resolution.

**Section 2.** The Rules are hereby enacted, which Rules are attached hereto and made a part hereof as Exhibit A.

**Section 3.** The Rules apply to District-owned property within the boundaries of the District, which are depicted on the map attached hereto and made a part hereof as Exhibit B.

**Section 4.** The District Manager is hereby directed to distribute this Resolution as required by Chapters 120 and 190, Florida Statutes. The District Manager is further directed to publish these Rules on the District's website, and to generally make copies of such Rules available to inspection or copying by members of the general public pursuant to Florida's Public Records Law.

**Section 5.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS 1<sup>st</sup> DAY OF February, 2023.**

**ATTEST:**

**SUMMERVILLE  
COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair

## **EXHIBIT A**

## **SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT PARK AND OPEN SPACE RULES**

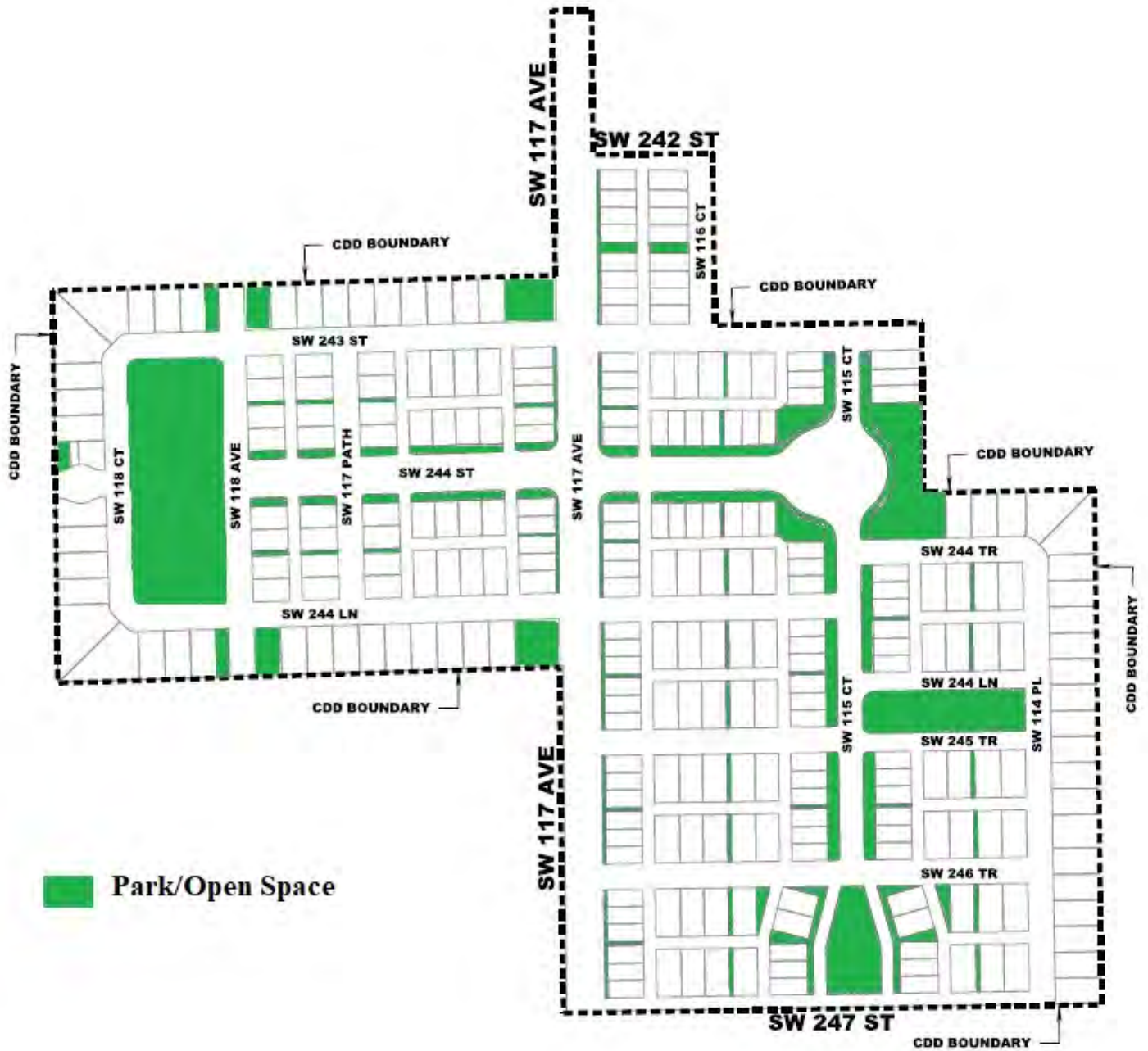
- (1) “District” shall mean the Summerville Community Development District.
- (2) “Park”, “Parks”, “Open Space”, “Open Spaces” shall mean and include District owned areas as indicated on map attached hereto as **Exhibit “A”**.
- (3) All Parks and Open Spaces shall be used solely for the purpose or purposes for which they were designed and designated.
- (4) All persons using the Parks and Open Spaces are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all applicable rules of District and Miami-Dade County.
- (5) All Parks and Open Spaces open at dawn and close at dusk daily. District grants the authority to the District Manager, or his or her designee, to temporarily change the hours of operation or close Parks when necessary to perform repairs, maintenance and/or when emergency situations may arise.
- (6) Rules and regulations applicable to Parks and Open Spaces:
  - a) Dogs and all other pets must be leashed at all times, with a leash no greater than eight (8) feet in length.
  - b) Cutting, picking, destruction or removal of trees, plants, shrubs or flowers or other property is prohibited.
  - c) Household or commercial garbage dumping is prohibited. Persons using Parks and Open Spaces shall be responsible at all times for cleanup and proper disposal of their own containers, packaging, food and other trash generated by such persons and/or pets.
  - d) Fire of any kind is prohibited.
  - e) Possession or use of fireworks of any kind is prohibited
  - f) Possession or consumption of alcoholic beverages is prohibited.
  - g) Smoking and vaping are prohibited.
  - h) Skateboards, bicycles, scooters, roller blades, roller skates or other similar devices are prohibited.
  - i) Motorized vehicles, including, but not limited to, golf carts, mopeds, gopeds and scooters are prohibited.
  - j) Causing a nuisance is prohibited.
  - k) No goods, articles, services or items of any kind shall be displayed, sold or offered for sale.

- l) Commercial advertisements, private announcements, pamphlets, snipe signs and solicitations shall not be posted or circulated within Parks and Open Spaces.
  - m) Glass containers are prohibited.
  - n) Firearms and other weapons are prohibited.
  - o) Obscene language, profanity, and loud and abusive language is prohibited.
  - p) Rough housing is prohibited.
  - q) Gambling of any kind is prohibited.
  - r) Radios, televisions, stereo systems, vehicle sound systems, public address systems, amplified sound systems, amplified musical instruments or any other sound generating device, which may be considered a nuisance, offensive or disturbing to other persons utilizing Parks and Open Spaces or properties adjacent thereto are prohibited.
  - s) Bounce houses, inflatables, water slides, tents, tarps, or other similar devices are prohibited.
  - t) No private parties, events or gatherings are permitted without written permission of the District.
- (7) Enforcement of Rules: The District Manager, or his or her designee, has full authority to enforce these rules. Violation of one or more of these rules may result in expulsion from Parks and Open Spaces and/or suspension or termination of Parks and Open Spaces privileges.
- (8) The District is not responsible for any loss or damage to any private property used or stored in Parks and Open Spaces.
- (9) Any person who in any manner makes use of Parks and Open Spaces or any District equipment or other structures within Parks and Open Spaces does so at their own risk. Every person shall be liable for any property damage and/or personal injury at Parks and Open Spaces, caused by such person.

## **EXHIBIT B**



# Summerville Community Development District Park and Open Space Rules Enforcement Areas





8935 NW 35 Lane, Suite 101 Doral, FL 33172  
Tel (305) 640-1345  
Email [Alvarez@AlvarezEng.com](mailto:Alvarez@AlvarezEng.com)  
Website [www.alvarezeng.com](http://www.alvarezeng.com)

January 24, 2023

Board of Supervisors  
Summerville Community Development District  
Attn: District Manager Nancy Nguyen  
Special District Services, Inc.  
2501 Burns Road  
Palm Beach Gardens, FL 33410

**Reference:** Summerville Community Development District  
Alvarez Engineers Personnel Billing Rates  
**Via:** Email Only: [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org)

Dear Board of Supervisors,

I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2023 rates as shown in the attached table.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,

A handwritten signature in blue ink, appearing to read "Juan R. Alvarez", written over a horizontal line.

Juan R. Alvarez, President  
Alvarez Engineers, Inc.

| Summerville CDD         |           |                               |           |
|-------------------------|-----------|-------------------------------|-----------|
| Current 2015 Rates      |           | Proposed 2023 Rates           |           |
| Principal               | \$ 200.00 | Principal                     | \$ 220.00 |
| Chief Engineer          |           |                               |           |
| Senior Engineer         | \$ 170.00 | Senior Engineer               | \$ 185.00 |
| Senior Project Engineer |           |                               |           |
| Project Manager         | \$ 150.00 | Engineer 2                    | \$ 160.00 |
| Project Engineer        | \$ 130.00 | Engineer 1                    | \$ 140.00 |
|                         |           | Electrical Engineer           | \$ 135.00 |
| Engineer                | \$ 125.00 | Engineer Intern               | \$ 130.00 |
| CADD                    | \$ 95.00  | Senior Designer               | \$ 110.00 |
|                         |           | CADD/Computer Technician      | \$ 100.00 |
|                         |           | Senior Engineering Technician | \$ 95.00  |
| Engineering Technician  | \$ 85.00  | Engineering Technician        | \$ 90.00  |
| Senior Administrative   | \$ 80.00  | Senior Administrative         | \$ 95.00  |
| Administrative          | \$ 50.00  | Administrative                | \$ 60.00  |

#### Staff Classification

Principal  
 Senior Engineer  
 Engineer 2  
 Engineer 1  
 Electrical Engineer  
 Engineer Intern  
 Senior Designer  
 CADD/Computer Technician  
 Senior Engineering Technician  
 Engineering Technician  
 Senior Administrative  
 Administrative

#### Definition

Professional Engineer with 20+ years of post registration experience  
 Professional Engineer with 10+ years of post registration experience  
 Professional Engineer with 5+ years of post registration experience  
 Professional Engineer with 0+ years of post registration experience  
 Electrical Engineer with 2+ years of post-graduate experience  
 Entry level with engineering degree; Engineering Intern License  
 15+ years of design experience, non-registered  
 Design and Drafting with 1+ year of experience  
 5+ years of experience  
 Entry level, with 0-4 years of experience  
 Degreed executive assistant with 8+ years of experience  
 Secretary / Clerical

**RESOLUTION NO. 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Summerville Community Development District (the “District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2023/2024 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted by the Board.

**Section 2.** A Public Hearing is hereby scheduled for April 5, 2023 at 9:00 a.m. in the Kendall Executive Center Second Floor Conference Room located at 8785 SW 165<sup>th</sup> Avenue, Suite 200, Miami, Florida 33193, for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 1<sup>st</sup> day of February, 2023.

**ATTEST:**

**SUMMERVILLE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# Summerville Community Development District

**Proposed Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

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**PROPOSED BUDGET**  
**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|   | <b>FISCAL YEAR<br/>2023/2024<br/>BUDGET</b> |
|---|---|
| <b>REVENUES</b>                           |   |
| ADMINISTRATIVE ASSESSMENTS                | 79,887                                      |
| MAINTENANCE ASSESSMENTS                   | 81,721                                      |
| DEBT ASSESSMENTS                          | 197,090                                     |
| OTHER REVENUES                            | 0   |
| INTEREST INCOME                           | 180   |
| <b>TOTAL REVENUES</b>                     | <b>\$ 358,878</b>                           |
| <b>EXPENDITURES</b>                       |   |
| <b>MAINTENANCE EXPENDITURES</b>           |   |
| LAWN MAINTENANCE/IRRIGATION/OPEN TRACTS   | 9,755                                       |
| FIELD OPERATIONS MANAGEMENT               | 720   |
| ENGINEERING/ANNUAL REPORT/INSPECTIONS     | 2,400                                       |
| HOA CONTRIBUTION (STREET LIGHTS)          | 12,000                                      |
| PRESSURE CLEANING                         | 12,000                                      |
| SIDEWALKS (MILLING & REPLACEMENT)         | 15,150                                      |
| HOA CONTRIBUTION (LANDSCAPE & PALM FERT.) | 17,793                                      |
| MAINTENANCE CONTINGENCY                   | 7,000                                       |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>     | <b>\$ 76,818</b>                            |
| <b>ADMINISTRATIVE EXPENDITURES</b>        |   |
| SUPERVISOR FEES                           | 5,000                                       |
| PAYROLL TAXES (EMPLOYER)                  | 383   |
| MANAGEMENT                                | 29,016                                      |
| SECRETARIAL                               | 4,200                                       |
| LEGAL                                     | 10,000                                      |
| ASSESSMENT ROLL                           | 7,500                                       |
| AUDIT FEES                                | 3,900                                       |
| INSURANCE                                 | 6,450                                       |
| LEGAL ADVERTISING                         | 750   |
| MISCELLANEOUS                             | 800   |
| POSTAGE                                   | 250   |
| OFFICE SUPPLIES                           | 400   |
| DUES & SUBSCRIPTIONS                      | 175   |
| TRUSTEE FEES                              | 3,500                                       |
| CONTINUING DISCLOSURE FEE                 | 350   |
| WEBSITE MANAGEMENT                        | 2,000                                       |
| ADMINISTRATIVE CONTINGENCY                | 600   |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b>  | <b>\$ 75,274</b>                            |
| <b>TOTAL EXPENDITURES</b>                 | <b>\$ 152,092</b>                           |
| <b>REVENUES LESS EXPENDITURES</b>         | <b>\$ 206,786</b>                           |
| BOND PAYMENTS                             | (185,265)                                   |
| <b>BALANCE</b>                            | <b>\$ 21,521</b>                            |
| COUNTY APPRAISER & TAX COLLECTOR FEE      | (7,173)                                     |
| DISCOUNTS FOR EARLY PAYMENTS              | (14,348)                                    |
| <b>EXCESS/ (SHORTFALL)</b>                | <b>\$ -</b>                                 |
| CARRYOVER FROM PRIOR YEAR                 | 0   |
| <b>NET EXCESS/ (SHORTFALL)</b>            | <b>\$ -</b>                                 |

**DETAILED PROPOSED BUDGET**  
**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|   | FISCAL YEAR<br>2021/2022<br>ACTUAL | FISCAL YEAR<br>2022/2023<br>BUDGET | FISCAL YEAR<br>2023/2024<br>BUDGET | COMMENTS                                   |
|---|------------------------------------|------------------------------------|------------------------------------|--|
| <b>REVENUES</b>                           |                                    |                                    |                                    |  |
| ADMINISTRATIVE ASSESSMENTS                | 52,991                             | 78,988                             | 79,887                             | Expenditures Less Interest & Carryover/.94 |
| MAINTENANCE ASSESSMENTS                   | 51,862                             | 82,785                             | 81,721                             | Expenditures/.94                           |
| DEBT ASSESSMENTS                          | 196,393                            | 197,090                            | 197,090                            | Bond Payments/.94                          |
| OTHER REVENUES                            | 0                                  | 0                                  | 0                                  |  |
| INTEREST INCOME                           | 16                                 | 180                                | 180                                | Projected At \$15 Per Month                |
| <b>TOTAL REVENUES</b>                     | <b>\$ 301,262</b>                  | <b>\$ 359,043</b>                  | <b>\$ 358,878</b>                  |  |
| <b>EXPENDITURES</b>                       |                                    |                                    |                                    |  |
| <b>MAINTENANCE EXPENDITURES</b>           |                                    |                                    |                                    |  |
| LAWN MAINTENANCE/IRRIGATION/OPEN TRACTS   | 18,719                             | 12,548                             | 9,755                              | \$2,793 Decrease From 2022/2023 Budget     |
| FIELD OPERATIONS MANAGEMENT               | 720                                | 720                                | 720                                | No Change From 2022/2023 Budget            |
| ENGINEERING/ANNUAL REPORT/INSPECTIONS     | 1,125                              | 2,400                              | 2,400                              | No Change From 2022/2023 Budget            |
| HOA CONTRIBUTION (STREET LIGHTS)          | 0                                  | 12,000                             | 12,000                             | No Change From 2022/2023 Budget            |
| PRESSURE CLEANING                         | 9,754                              | 12,000                             | 12,000                             | No Change From 2022/2023 Budget            |
| SIDEWALKS (MILLING & REPLACEMENT)         | 0                                  | 15,150                             | 15,150                             | No Change From 2022/2023 Budget            |
| HOA CONTRIBUTION (LANDSCAPE & PALM FERT.) | 18,000                             | 15,000                             | 17,793                             | \$2,793 Increase From 2022/2023 Budget     |
| MAINTENANCE CONTINGENCY                   | 15,150                             | 8,000                              | 7,000                              | Maintenance Contingency                    |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>     | <b>\$ 63,468</b>                   | <b>\$ 77,818</b>                   | <b>\$ 76,818</b>                   |  |
| <b>ADMINISTRATIVE EXPENDITURES</b>        |                                    |                                    |                                    |  |
| SUPERVISOR FEES                           | 0                                  | 5,000                              | 5,000                              | Supervisor Fees                            |
| PAYROLL TAXES (EMPLOYER)                  | 0                                  | 383                                | 383                                | Supervisor Fees * 7.65%                    |
| MANAGEMENT                                | 27,360                             | 28,176                             | 29,016                             | CPI Adjustment (Capped At 3%)              |
| SECRETARIAL                               | 4,200                              | 4,200                              | 4,200                              | No Change From 2022/2023 Budget            |
| LEGAL                                     | 9,095                              | 10,000                             | 10,000                             | No Change From 2022/2023 Budget            |
| ASSESSMENT ROLL                           | 7,500                              | 7,500                              | 7,500                              | As Per Contract                            |
| AUDIT FEES                                | 3,700                              | 3,800                              | 3,900                              | \$100 Increase From 2022/2023 Budget       |
| INSURANCE                                 | 5,706                              | 6,250                              | 6,450                              | Insurance Estimate                         |
| LEGAL ADVERTISING                         | 380                                | 820                                | 750                                | \$70 Decrease From 2022/2023 Budget        |
| MISCELLANEOUS                             | 757                                | 800                                | 800                                | No Change From 2022/2023 Budget            |
| POSTAGE                                   | 219                                | 250                                | 250                                | No Change From 2022/2023 Budget            |
| OFFICE SUPPLIES                           | 405                                | 375                                | 400                                | \$25 Increase From 2022/2023 Budget        |
| DUES & SUBSCRIPTIONS                      | 175                                | 175                                | 175                                | No Change From 2022/2023 Budget            |
| TRUSTEE FEES                              | 3,500                              | 3,000                              | 3,500                              | \$500 Increase From 2022/2023 Budget       |
| CONTINUING DISCLOSURE FEE                 | 350                                | 500                                | 350                                | \$150 Decrease From 2022/2023 Budget       |
| WEBSITE MANAGEMENT                        | 2,000                              | 2,000                              | 2,000                              | No Change From 2022/2023 Budget            |
| ADMINISTRATIVE CONTINGENCY                | 0                                  | 1,200                              | 600                                | Administrative Contingency                 |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b>  | <b>\$ 65,347</b>                   | <b>\$ 74,429</b>                   | <b>\$ 75,274</b>                   |  |
| <b>TOTAL EXPENDITURES</b>                 | <b>\$ 128,815</b>                  | <b>\$ 152,247</b>                  | <b>\$ 152,092</b>                  |  |
| <b>REVENUES LESS EXPENDITURES</b>         | <b>\$ 172,447</b>                  | <b>\$ 206,796</b>                  | <b>\$ 206,786</b>                  |  |
| BOND PAYMENTS                             | (186,968)                          | (185,265)                          | (185,265)                          | 2024 P&I Payments Less Interest            |
| <b>BALANCE</b>                            | <b>\$ (14,521)</b>                 | <b>\$ 21,531</b>                   | <b>\$ 21,521</b>                   |  |
| COUNTY APPRAISER & TAX COLLECTOR FEE      | (2,897)                            | (7,177)                            | (7,173)                            | Two Percent Of Total Assessment Roll       |
| DISCOUNTS FOR EARLY PAYMENTS              | (11,550)                           | (14,354)                           | (14,348)                           | Four Percent Of Total Assessment Roll      |
| <b>EXCESS/ (SHORTFALL)</b>                | <b>\$ (28,968)</b>                 | <b>\$ -</b>                        | <b>\$ -</b>                        |  |
| CARRYOVER FROM PRIOR YEAR                 | 0                                  | 0                                  | 0                                  | Carryover From Prior Year                  |
| <b>NET EXCESS/ (SHORTFALL)</b>            | <b>\$ (28,968)</b>                 | <b>\$ -</b>                        | <b>\$ -</b>                        |  |



**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|                            | FISCAL YEAR<br>2021/2022 | FISCAL YEAR<br>2022/2023 | FISCAL YEAR<br>2023/2024 |                                   |
|----------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| REVENUES                   | ACTUAL                   | BUDGET                   | BUDGET                   | COMMENTS                          |
| Interest Income            | 399                      | 25                       | 100                      | Projected Interest For 2023/2024  |
| NAV Tax Collection         | 186,968                  | 185,265                  | 185,265                  | Maximum Debt Service Collection   |
| <b>Total Revenues</b>      | <b>\$ 187,367</b>        | <b>\$ 185,290</b>        | <b>\$ 185,365</b>        |                                   |
|                            |                          |                          |                          |                                   |
| <b>EXPENDITURES</b>        |                          |                          |                          |                                   |
| Principal Payments         | 109,000                  | 116,000                  | 118,000                  | Principal Payment Due In 2024     |
| Interest Payments          | 74,275                   | 69,265                   | 65,755                   | Interest Payments Due In 2024     |
| Bond Redemption            | 0                        | 25                       | 1,610                    | Estimated Excess Debt Collections |
| <b>Total Expenditures</b>  | <b>\$ 183,275</b>        | <b>\$ 185,290</b>        | <b>\$ 185,365</b>        |                                   |
|                            |                          |                          |                          |                                   |
| <b>Excess/ (Shortfall)</b> | <b>\$ 4,092</b>          | <b>\$ -</b>              | <b>\$ -</b>              |                                   |

**Series 2020 Bond Refunding Information**

|                       |               |                                 |                        |
|-----------------------|---------------|---------------------------------|------------------------|
| Original Par Amount = | \$2,193,000   | Annual Principal Payments Due = | May 1st                |
| Interest Rate =       | 3.0% - 4.00%  | Annual Interest Payments Due =  | May 1st & November 1st |
| Issue Date =          | December 2020 |                                 |                        |
| Maturity Date =       | May 2036      |                                 |                        |

Par Amount As Of 1/1/23 = \$1,967,000

# Summerville Community Development District Assessment Comparison

|                | Fiscal Year<br>2020/2021<br>Assessment<br>Before Discount* | Fiscal Year<br>2021/2022<br>Assessment<br>Before Discount* | Fiscal Year<br>2022/2023<br>Assessment<br>Before Discount* | Fiscal Year<br>2023/2024<br>Projected Assessment<br>Before Discount* |
|----------------|--|--|--|--|
| Administrative | \$ 156.85  | \$ 198.02  | \$ 295.84  | \$ 299.21  |
| Maintenance    | \$ 91.33   | \$ 194.93  | \$ 310.06  | \$ 306.08  |
| <u>Debt</u>    | <u>\$ 883.10</u>   | <u>\$ 738.17</u>   | <u>\$ 738.17</u>   | <u>\$ 738.17</u>   |
| <b>Total</b>   | <b>\$ 1,131.28</b>   | <b>\$ 1,131.12</b>   | <b>\$ 1,344.07</b>   | <b>\$ 1,343.46</b>   |

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 267