



**TRAILS AT MONTEREY  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
FEBRUARY 28, 2023  
6:30 P.M.**

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

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

786.347.2711 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**TRAILS OF MONTEREY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Kendall Executive Center  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, FL 33193  
**REGULAR BOARD MEETING**  
**February 28, 2023**  
**6:30 p.m.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Declaring Vacancy to Seats #3 and #4 followed by Appointments
- E. Administering Oaths of Office & Review Board Member Responsibilities and Duties
- F. Elections of Officers
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
  - 1. October 25, 2022 Regular Board Meeting Minutes.....Page 2
- J. New Business
  - 1. Discussion Regarding *Request for Stay* Submitted for Chavez Residence for Encroachment at 1860 SW 155th Ave.....Page 7
  - 2. Consider Approval of District Counsel Request for Adjustment to Fee Structure.....Page 12
  - 3. Consider Approval of District Engineer Request for Adjustment to Fee Structure.....Page 14
  - 4. Discussion Regarding District Engineer Lake Bank Inspections
- K. Old Business
- L. Administrative Matters
  - 1. Financial Update.....Page 16
- M. Board Member/Staff: Additional Comments/Requests
- N. Adjourn

MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, 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

TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

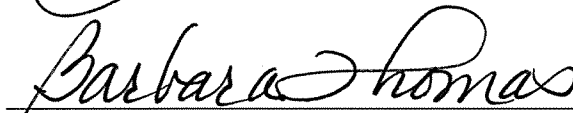
in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

10/17/2022

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

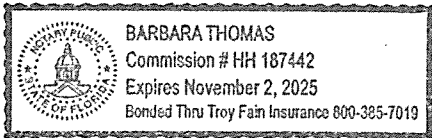


Sworn to and subscribed before me this 17 day of OCTOBER, A.D. 2022



(SEAL)

MARIA MESA personally known to me



**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Trails at Monterey Community Development District will hold Regular Meetings at 6:30 p.m. in the Conference Room at Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, on the following dates:

- October 25, 2022
- February 28, 2023
- April 25, 2023
- June 27, 2023
- August 22, 2023

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of law. Copies of the Agendas for any of the meetings may be obtained from the District's website [www.trailsatmontereycdd.org](http://www.trailsatmontereycdd.org) or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that the Supervisors may be fully informed of the discussions taking place. Said 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.

**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT**

[www.trailsatmontereycdd.org](http://www.trailsatmontereycdd.org)  
10/17

22-41/0000625741M

**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 25, 2022**

**A. CALL TO ORDER**

Mrs. Perez called the Trails at Monterey Community Development District (the “District”) Regular Board Meeting of October 25, 2022, to order at 6:49 p.m. in the Kendall Executive Center located at 8785 SW 165<sup>th</sup> Avenue, Suite 200, Miami, Florida 33193.

**B. PROOF OF PUBLICATION**

Mrs. Perez presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 17, 2022, as part of the District’s Fiscal Year 2022/2023 Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mrs. Perez stated that the attendance of Vice Chairman Juan Sanhueza and Supervisors Carlos Delgado and Olga Nadal constituted a quorum and it was in order to proceed with the meeting.

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.

Also present were Miguel Chavez and his daughter, Victoria.

**D. CONSIDER RESIGNATION OF SUPERVISOR**

Mrs. Perez presented a letter of resignation from Supervisor Ileana Suarez, resigning from the Seat No. 4, effective June 15, 2022.

<p>A <b>MOTION</b> was made by Supervisor Delgado, seconded by Supervisor Sanhueza and unanimously passed accepting Ileana Suarez’s resignation from Seat No. 4, effective June 15, 2022, and simultaneously declaring a vacancy in Seat No. 4.</p>
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**E. APPOINTMENT TO VACANCIES**

No appointments were made to Board vacancies.

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

This was not applicable at this time.

**G. ELECTION OF OFFICERS**

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles Armando Silva, Nancy Nguyen and herself regarding appointment to office and indicated that nominations would be

in order for Chairperson and Vice-Chair, with the remaining three Supervisors being designated as Assistant Secretaries.

Supervisor Delgado nominated Juan Sanhueza for Chairman and Carlos Delgado for Vice Chair. The following slate of Officers was nominated for election:

- Chairperson – Juan Sanhueza
- Vice Chairperson – Carlos Delgado
- Assistant Secretary – Olga Nadal
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Armando Silva and Nancy Nguyen (District Managers with Special District Services, Inc., in Mrs. Perez’s absence)

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

**H. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

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

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

**J. APPROVAL OF MINUTES**

**1. May 24, 2022, Public Hearing & Regular Board Meeting**

The minutes of the May 24, 2022, Public Hearing & Regular Board Meeting were presented for approval.

There being no changes, a **MOTION** was made by Supervisor Delgado, seconded by Supervisor Sanhueza and unanimously passed approving the minutes of the May 24, 2022, Public Hearing & Regular Board Meeting, as presented.

**K. NEW BUSINESS**

**1. Consider Allstate Resource Management 2023 Increase**

Mrs. Perez presented the notice provided by Allstate Resource Management regarding the 2023 proposed increase for an additional 5 to 10% for budgeting purposes.

No action was taken regarding this item.

**2. Consider Resolution No. 2022-05 – Adopting an Amended Fiscal Year 2021.2022 Budget**

Mrs. Perez presented Resolution No. 2022-05, entitled:

**RESOLUTION NO. 2022-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET**

**(“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA  
STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2022. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Nadal , seconded by Supervisor Sanhueza and unanimously passed adopting Resolution No. 2022-05, as presented.

**3. Discussion Regarding 1860 SW 155<sup>th</sup> Avenue Encroachment**

Mrs. Perez presented homeowner’s request letter regarding the encroachments at the property located at 1860 SW 155<sup>th</sup> Avenue, in addition to the District Engineer’s opinion regarding the encroachment, as well as images of the palms planted on District owned and maintained property and District letters requesting the removal of the palms.

The Board reviewed all the materials including the District Engineer’s opinion stating *“the property owner claims the root of the coconut trees, are helping to prevent the deck in their property from sliding further, and their fence from sinking. I think the lack of berm is one of the reasons for the movement of soil. Another possible and additional reason may be the preparation and compaction of the soil under the pavers, but for the lack of information, I am not claiming the latter.*

*I think the coconut trees should be removed from the CDD’s property as indicated in previous letter, sent to the property owner, and the owner should build the adequate berm inside their property, along a 4-foot strip of land adjacent to the rear property line to protect the CDD lake slopes from Erosion due to runoff from the property, and to protect their improvements inside of their lot.”*

Mr. Chavez and his daughter were present at the meeting and were given the opportunity to approach the Board. They requested an exception allowing for the palms to remain in place.

The Board advised of reasons the request was made, including but not limited to the maintenance of the lake bank and avoiding additional costs for the District leading to the requests that this vegetation be removed. The Board advised that the same request was made of every other resident who had similar encroachments, of which all had complied with the exception of this property. Therefore, the Board was unanimous it would not be fair or justifiable to the rest of the individuals/residents who had complied that an exception be made for Mr. Chavez in addition to going against the District Engineer’s recommendations.

Ms. Wald provided explanations and clarifications to questions of the Board and Mr. Chavez.

A lengthy discussion ensued, and the Board was unanimous in not approving the request from Mr. Chavez.

Mr. Chavez and his daughter, who translated for Mr. Chavez, confirmed that they understood the Board’s denial of the request and agreed to comply.

A **MOTION** was made by Supervisor Delgado, seconded by Supervisor Nadal and unanimously passed granting Mr. Chavez, the owner of the property located at 1860 SW 155<sup>th</sup> Avenue, Miami, Florida 33185, an extension of 45 days to remove the palms from District property.

#### **4. Consider Ratification of “No Parking” Signage Installation**

Mrs. Perez advised the Board that she was seeking Board ratification of the “No Parking” signage installation off SW 157 Avenue, between SW 8 Lane and the nearest lake and preserve area. The location is typically used for the maintenance service providers to access the area, but as of recent, it was becoming a high traffic area, as reported by the homeowners. Therefore, with the District Engineer’s verification and approval said signage, as shown in the meeting materials, was installed.

A **MOTION** was made by Supervisor Nadal, seconded by Supervisor Sanhueza and passed unanimously ratifying the “No Parking” signage installation, as presented.

#### **L. OLD BUSINESS**

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

#### **M. ADMINISTRATIVE MATTERS**

##### **1. Financial Update**

Mrs. Perez presented the monthly financial statements presented in the meeting book. Available funds as of September 30, 2022, were \$221,838.63.

A **MOTION** was then made by Supervisor Sanhueza, seconded by Supervisor Suarez and unanimously passed ratifying the financial transactions and reports, as presented.

##### **2. Accept & Receive 2022 District Annual Engineering Report**

Mrs. Perez noted that this agenda item was added and provided a handout of the Annual Engineer’s Report.

A **MOTION** was made by Supervisor Delgado, seconded by Supervisor Sanhueza and unanimously passed accepting and receiving the District’s 2022 Annual Engineer’s Report, as presented.

##### **3. Accept & Receive 20-Year Stormwater Needs Analysis**

Mrs. Perez noted that this agenda item was added and provided a handout of the Annual Engineer’s Report.

A **MOTION** was made by Supervisor Delgado, seconded by Supervisor Sanhueza and unanimously passed accepting and receiving the District’s 20-Year Stormwater Needs Analysis, as presented.

#### **N. BOARD MEMBER/STAFF ADDITIONAL COMMENTS/REQUESTS**

There were no closing comments from Board Members or staff.

#### **O. ADJOURNMENT**

There being no further business to come before the Board, a **MOTION** was made by Supervisor Sanhueza, seconded by Supervisor Nadal adjourning the meeting at 7:31 p.m. The **MOTION** carried unanimously.

**ATTESTED BY:**

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

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



**From:** [Gloria Perez](#)  
**To:** [mike chavez](#); [GRISSELLE MARINO](#)  
**Cc:** [Frances Ware](#); [Gabrielle Vitucci](#); [Juan R. Alvarez](#); [Ginger E. Wald](#); [Ronald Galvis](#); [Nancy Nauyen](#)  
**Subject:** TAM Chavez Encroachment 1860 SW 155 Avenue  
**Date:** Monday, February 13, 2023 4:51:20 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

Good afternoon Mr. Chavez and Ms. Marino,

Please be advised that the information forwarded in the form of two (2) emails by Ms. Marino, have forwarded via emails are being reviewed as previously mentioned by Alvarez Engineering who serves as the District Engineer and by Ms. Wald, District Counsel, both who are copied herein.

I will be presenting said emails in the upcoming meeting materials for the Board of Supervisors of the Trails at Monterey Community Development District, Regular Meeting scheduled for Tuesday, February 28, 2023, at 6:30 p.m. in the Conference Room at Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193. District meetings are open to the public, and as are aware you are welcome to attend and approach the Board as previously done by Mr. Chavez.

Ms. Marino, in your communications you make mention of outside inspections or professional opinions, should these be available kindly forward for the District professional staff and Board review in advance to the meeting date. If said information can be made available to the District prior to February 20<sup>th</sup>, 2023, I would gladly include the same in the meeting materials. Otherwise, it can be distributed via handout.

Thank you,

Gloria Perez  
District Manager  
Special District Services, Inc.  
[gperez@sdsinc.org](mailto:gperez@sdsinc.org)

Office: 786-347-2711 Ext. 2011  
Toll Free: 877-737-4922



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

**BOARD MEMBERS:** Please do not use the reply all feature of your e-mail as it may be deemed a violation of the Sunshine law. Please reply only to the management office. Under Florida Law, e-mail addresses are public records.

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**From:** GRISSELLE MARINO <[gmarino13@outlook.com](mailto:gmarino13@outlook.com)>  
**Sent:** Friday, December 9, 2022 2:38 PM  
**To:** Ronald Galvis <[rGalvis@sdsinc.org](mailto:rGalvis@sdsinc.org)>  
**Cc:** mike chavez <[mike29way@hotmail.com](mailto:mike29way@hotmail.com)>; Gloria Perez <[gperez@sdsinc.org](mailto:gperez@sdsinc.org)>; Frances Ware <[FWare@sdsinc.org](mailto:FWare@sdsinc.org)>; Gabrielle Vitucci <[gvitucci@sdsinc.org](mailto:gvitucci@sdsinc.org)>  
**Subject:** Thanks for your reply

Thank you very much! You too, have a nice weekend!

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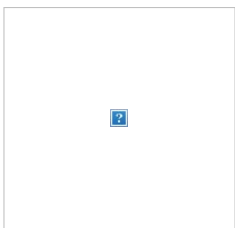
**From:** Ronald Galvis <[rGalvis@sdsinc.org](mailto:rGalvis@sdsinc.org)>  
**Sent:** Friday, December 9, 2022 1:05 PM  
**To:** GRISSELLE MARINO <[gmarino13@outlook.com](mailto:gmarino13@outlook.com)>  
**Cc:** mike chavez <[mike29way@hotmail.com](mailto:mike29way@hotmail.com)>; Gloria Perez <[gperez@sdsinc.org](mailto:gperez@sdsinc.org)>; Frances Ware <[FWare@sdsinc.org](mailto:FWare@sdsinc.org)>; Gabrielle Vitucci <[gvitucci@sdsinc.org](mailto:gvitucci@sdsinc.org)>; Ronald Galvis <[rGalvis@sdsinc.org](mailto:rGalvis@sdsinc.org)>  
**Subject:** Re: STAY shall be granted - 1860 SW 155 Avenue - owner possesses documentation (pictures attached and physical evidence) removing trees poses unacceptable risk

Good afternoon, Mrs. Marino,

As previously responded via text message, we acknowledge receipt of your 2 emails regarding this matter. Your emails have been shared with the District's Engineers and Counsel for review.

We will go back to you shortly with any responses and/or comments.

Have a nice weekend.



*Ronald Galvis*  
Field Operations Manager  
(786)503-1633  
[rgalvis@sdsinc.org](mailto:rgalvis@sdsinc.org)  
[www.sdsinc.org](http://www.sdsinc.org)

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**From:** GRISSELLE MARINO <[gmarino13@outlook.com](mailto:gmarino13@outlook.com)>  
**Sent:** Friday, December 9, 2022 12:18 PM  
**To:** Ronald Galvis <[rGalvis@sdsinc.org](mailto:rGalvis@sdsinc.org)>  
**Cc:** mike chavez <[mike29way@hotmail.com](mailto:mike29way@hotmail.com)>; Gloria Perez <[gperez@sdsinc.org](mailto:gperez@sdsinc.org)>; Frances Ware <[FWare@sdsinc.org](mailto:FWare@sdsinc.org)>; Gabrielle Vitucci <[gvitucci@sdsinc.org](mailto:gvitucci@sdsinc.org)>  
**Subject:** STAY shall be granted - 1860 SW 155 Avenue - owner possesses documentation (pictures attached and physical evidence) removing trees poses unacceptable risk

To whom it may concern:

A STAY (stop, halt) in your plans to remove trees shall be granted as owners possess documentation removing trees poses unacceptable risk per Florida State legislation and County Special District. An email from your engineer Juan Alvarez from Alvarez Engineering uses the word "think" - he is unsure beyond reasonable doubt that removing the trees will not cause unacceptable risk to the residents of the property which includes a 7-year-old child.

Miami-Dade County and Florida State are involved in this case and subsequent engineering inspections will take place in order to ensure that removing trees will not force the pavement to lean more towards the lake as the owners were advised by the company who visited the property when they planned on building a pool and they advised against it and added the trees shall not be removed.

Owners have provided pictures of the cracks of the pavement and fence uneven height which prove the dangers of the foundation of the pavement on the property. In order to prevent incidents and tragedies like the one in Surfside, County inspectors will check the property.

Due to the holidays and employees' vacation time, the inspection will take place in the coming weeks for what the owners need a STAY in your vote to remove the tree within 45 days of Oct. 25 which would end tomorrow, Dec. 10, 2022.

Such vote by the way was taken without pictures of the cracks and fence provided by the owners and not included in the booklet. The legislation mentioned was not even considered during the Oct. 25, 2022 meeting breaking State law. Owners believe this information was not included in the booklet of the Oct. 25, 2022 meeting irresponsibly as only one side of the argument was taken into consideration and the voting members did not have the full story when they voted on it. Owners will welcome further discussion where additional evidence will be presented and they will be represented by legal counsel.

Once again, your engineer's email in the booklet does not guarantee nor assure the safety of the residents nor does he say it does not pose unacceptable risk per legislation by the State.

If you have any questions, please contact Griselle Marino at 786 863 7767 or Miguel Chavez at 786 217 5224.

Thanks,

Griselle and Miguel Chavez

MO

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**From:** Ronald Galvis <[rGalvis@sdsinc.org](mailto:RGalvis@sdsinc.org)>  
**Sent:** Friday, October 21, 2022 3:49 PM  
**To:** GRISELLE MARINO <[gmarino13@outlook.com](mailto:gmarino13@outlook.com)>  
**Cc:** mike chavez <[mike29way@hotmail.com](mailto:mike29way@hotmail.com)>; Gloria Perez <[gperez@sdsinc.org](mailto:gperez@sdsinc.org)>; Frances Ware <[FWare@sdsinc.org](mailto:FWare@sdsinc.org)>; Gabrielle Vitucci <[gvitucci@sdsinc.org](mailto:gvitucci@sdsinc.org)>; Ronald Galvis <[rGalvis@sdsinc.org](mailto:rGalvis@sdsinc.org)>  
**Subject:** Re: 1860 SW 155 Avenue - owner possesses documentation (pictures attached and physical evidence) removing trees poses unacceptable risk

Good afternoon, Mrs. Marino,

The answer is yes, the District's meeting will be held in the mentioned date and time.

Thank you and have a nice weekend.

**Ronald Galvis**  
Field Operations Manager  
Special District Services  
(786)503-1633  
[rgalvis@sdsinc.org](mailto:rgalvis@sdsinc.org)

Sent from my iPhone

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**From:** GRISELLE MARINO <[gmarino13@outlook.com](mailto:gmarino13@outlook.com)>  
**Sent:** Friday, October 21, 2022 9:21 AM  
**To:** Ronald Galvis <[rGalvis@sdsinc.org](mailto:RGalvis@sdsinc.org)>  
**Cc:** mike chavez <[mike29way@hotmail.com](mailto:mike29way@hotmail.com)>; Gloria Perez <[gperez@sdsinc.org](mailto:gperez@sdsinc.org)>; Frances Ware <[FWare@sdsinc.org](mailto:FWare@sdsinc.org)>; Gabrielle Vitucci <[gvitucci@sdsinc.org](mailto:gvitucci@sdsinc.org)>  
**Subject:** Re: 1860 SW 155 Avenue - owner possesses documentation (pictures attached and physical evidence) removing trees poses unacceptable risk

Good morning: Just confirming the meeting is still confirmed for Tuesday night. Thank you.

Sent from my iPhone

On Oct 13, 2022, at 12:17 AM, GRISELLE MARINO <[gmarino13@outlook.com](mailto:gmarino13@outlook.com)> wrote:

Thanks. We will be there on Oct. 25. Please let us know if it gets rescheduled. We appreciate it.

Sent from my iPhone

On Oct 3, 2022, at 2:41 PM, Ronald Galvis <[rGalvis@sdsinc.org](mailto:RGalvis@sdsinc.org)> wrote:

October 3rd, 2022.

Good afternoon, Ms. Marino,

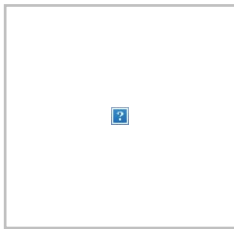
As mentioned in my previous response, your email and attachments have been shared with the District's Engineers and Counsel.

Please be advised that this matter, your request and all the documentation, will be presented before the Board of Supervisors, for review and direction, during the upcoming meeting currently scheduled for Tuesday, October 25<sup>th</sup>, 2022, at 6:30pm. This meeting will be held in the Conference Room at the Kendall Executive Center, located at 8785 SW 165<sup>th</sup> Avenue, Suite 200, Miami, FL 33193.

Please be advised that meetings may be cancelled from time to time without advertised notice, for that reason, we respectfully suggest you confirm in advance if you are planning to attend.

Should you have any further questions please feel free to contact me.

Thank you,



*Ronald Galvis*

Field Operations Manager

(786)503-1633

[rgalvis@sdsinc.org](mailto:rgalvis@sdsinc.org)

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

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**From:** Ronald Galvis <[rgalvis@sdsinc.org](mailto:rgalvis@sdsinc.org)>

**Sent:** Monday, October 3, 2022 8:04 AM

**To:** GRISELLE MARINO <[gmarino13@outlook.com](mailto:gmarino13@outlook.com)>

**Cc:** mike chavez <[mike29way@hotmail.com](mailto:mike29way@hotmail.com)>; Gloria Perez <[gperez@sdsinc.org](mailto:gperez@sdsinc.org)>; Ronald Galvis <[rgalvis@sdsinc.org](mailto:rgalvis@sdsinc.org)>; Frances Ware <[FWare@sdsinc.org](mailto:FWare@sdsinc.org)>

**Subject:** Re: 1860 SW 155 Avenue - owner possesses documentation (pictures attached and physical evidence) removing trees poses unacceptable risk

Good morning Ms. Marino, and thank you for your email.

Please be advised it has been submitted to the Trails at Monterey Community Development District (the "District") Engineers and Counsel, for their review and advise.

We will keep you posted on any response, recommendation, instructions provided by them regarding this matter.

If you need any additional assistance, please do not hesitate to reach out to me (my contact information is under my signature).

Best regards.



*Ronald Galvis*

Field Operations Manager

(786)503-1633

[rgalvis@sdsinc.org](mailto:rgalvis@sdsinc.org)

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

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**From:** GRISELLE MARINO <[gmarino13@outlook.com](mailto:gmarino13@outlook.com)>

**Sent:** Friday, September 30, 2022 6:15 PM

**To:** Ronald Galvis <[rgalvis@sdsinc.org](mailto:rgalvis@sdsinc.org)>; Gloria Perez <[gperez@sdsinc.org](mailto:gperez@sdsinc.org)>

**Cc:** mike chavez <[mike29way@hotmail.com](mailto:mike29way@hotmail.com)>

**Subject:** 1860 SW 155 Avenue - owner possesses documentation (pictures attached and physical evidence) removing trees poses unacceptable risk

Ronald Galvis  
Field Operations Manager  
Trails at Monterey Community Development District

Hello Mr. Galvis:

Per the telephone conversation from Martha Chavez yesterday, please note the owners of the property located at 1860 SW 155 Avenue, Miami, Florida, oppose to the trees being removed in the first week of October as your letter indicates.

As mentioned during that phone call, when the current owners purchased the property in 2017, the trees were small and now that they have grown, they became an issue. The owners, Martha and Miguel Chavez, apologize in the name of the previous owner for planting trees without your authorization. Ever since they bought the property, they pay for a gardener/landscaping service to go every two weeks to maintain the property looking beautiful.

The current owners also wanted to build a pool in the backyard but the company that went for the estimate advise against it, as per the photos attached **the concrete is separating and the fence height is higher on one side than the other indicating a slant on the pavement/foundation of the property.** The engineer explained **the roots of those trees were helping to hold the property in place and preventing it from slanting more towards the Lake.** They assume that is the reason the previous owners planted them.

As you know, Miami is built over a **swamp** and after the incident in **Surfside**, we are more than ever cautious of similar tragedies taking place. The owners ask that you go inspect the property in person and look at the damage created and **hold on** the cutting/removal of the trees until everyone is sure **beyond reasonable doubt** that the safety of the residents of the property which include an elementary school child is not compromised "just to follow protocol or policy".

Additionally, County and State representatives have been contacted and there is the legislation below and accompanying bills on the subject. All the family want is additional time to make sure **the removal of the tree will not pose unacceptable risk as the bill reads.**

The family has not contacted the media as the idea is to resolve this matter in a civil fashion. Once again, the current owners are deeply sorry those trees were planted by the previous owner without your permission. The concern is **SAFETY** before anything.

You may reach owner Miguel Chavez at 786 217 5224.

Thank you very much,

Griselle Marino  
On behalf of Miguel and Martha Chavez

---

**From:** @miamidade.gov

**To:** [christopher.zegarra@myfloridahouse.gov](mailto:christopher.zegarra@myfloridahouse.gov) Zegarra <[christopher.zegarra@myfloridahouse.gov](mailto:christopher.zegarra@myfloridahouse.gov)>

**Subject:** The trees were planted by previous owner and we were told their roots are protecting the property from inclining more towards the lake

**General Bill** by McClain (CO-SPONSORS) Morales; Salzman

**Private Property Rights to Prune, Trim, and Remove Trees:** Prohibits local governments from requiring notice, application, approval, permit, fee, or mitigation for pruning, trimming, or removal of tree on residential property if property owner **possesses certain documentation**, provides that **tree poses unacceptable risk if removal** is only means of practically mitigating its risk below moderate as determined by specified procedures.

**Effective Date:** July 1, 2022

**Last Event:** Companion bill(s) passed, see CS/SB 518 (Ch. 2022-121) on Monday, March 7, 2022 2:14 PM; HB Laid on Table

[Lobbyist Disclosure Information](#)

## Referred Committees and Committee Actions

### House Referrals

- [Civil Justice & Property Rights Subcommittee](#)
  - On agenda for: 01/27/22 8:00 AM
  - Favorable (*final action*) [View Meeting Appearances](#) [See Votes](#)
- [Local Administration & Veterans Affairs Subcommittee](#)
  - On agenda for: 02/07/22 1:30 PM
  - Favorable (*final action*) [View Meeting Appearances](#) [See Votes](#)
- [Judiciary Committee](#)
  - On agenda for: 02/21/22 3:30 PM
  - Favorable (*final action*) [View Meeting Appearances](#) [See Votes](#)

[View Notice](#) [Meeting Packets](#) [Action Packets](#)

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## Related Bills

Bill #	Subject	Relationship
<a href="#">CS/SB 518</a>	Private Property Rights to Prune, Trim, and Remove Trees	Identical

## Bill Text

- [Original Filed Version](#)

## Staff Analysis

Chamber	Committee
House	<a href="#">Final Bill Analysis 6/2/2022 11:04:55 AM</a>

House	<a href="#">Final Bill Analysis 3/23/2022 8:44:04 AM</a>
House	<a href="#">Judiciary Committee 2/21/2022 7:58:55 PM</a>
House	<a href="#">Judiciary Committee 2/17/2022 2:27:45 PM</a>
House	<a href="#">Local Administration &amp; Veterans Affairs Subcommittee 2/7/2022 5:09:56 PM</a>
House	<a href="#">Local Administration &amp; Veterans Affairs Subcommittee 2/3/2022 4:54:51 PM</a>
House	<a href="#">Civil Justice &amp; Property Rights Subcommittee 1/27/2022 1:43:54 PM</a>
House	<a href="#">Civil Justice &amp; Property Rights Subcommittee 1/25/2022 8:40:03 PM</a>

## Vote History

(No Votes Recorded)

## Bill History

Event	Time	Member	Committee	Ver.
<i>H Laid on Table; companion bill(s) passed, see CS/SB 518 (Ch. 2022-121)</i>	03/07/2022 - 2:14 PM			—
<i>H Added to Second Reading Calendar</i>	02/21/2022 - 7:59 PM			—
<i>H Bill released to House Calendar</i>	02/21/2022 - 7:59 PM			—
H Reported out of Judiciary Committee	02/21/2022 - 7:59 PM	<a href="#">Judiciary Committee</a>		—
H Favorable by Judiciary Committee	02/21/2022 - 7:42 PM	<a href="#">Judiciary Committee</a>		—
H Added to Judiciary Committee agenda	02/17/2022 - 2:09 PM	<a href="#">Judiciary Committee</a>		—
H Now in Judiciary Committee	02/07/2022 - 5:22 PM	<a href="#">Judiciary Committee</a>		—
H Reported out of Local Administration & Veterans Affairs Subcommittee	02/07/2022 - 5:22 PM	<a href="#">Local Administration &amp; Veterans Affairs Subcommittee</a>		—
H Favorable by Local Administration & Veterans Affairs Subcommittee	02/07/2022 - 4:17 PM	<a href="#">Local Administration &amp; Veterans Affairs Subcommittee</a>		—
H Added to Local Administration & Veterans Affairs Subcommittee agenda	02/03/2022 - 3:51 PM	<a href="#">Local Administration &amp; Veterans Affairs Subcommittee</a>		—
H Now in Local Administration & Veterans Affairs Subcommittee	01/27/2022 - 1:45 PM	<a href="#">Local Administration &amp; Veterans Affairs Subcommittee</a>		—
H Reported out of Civil Justice & Property Rights Subcommittee	01/27/2022 - 1:45 PM	<a href="#">Civil Justice &amp; Property Rights Subcommittee</a>		—
H Favorable by Civil Justice & Property Rights Subcommittee	01/27/2022 - 1:38 PM	<a href="#">Civil Justice &amp; Property Rights Subcommittee</a>		—
H Added to Civil Justice & Property Rights Subcommittee agenda	01/25/2022 - 3:06 PM	<a href="#">Civil Justice &amp; Property Rights Subcommittee</a>		—
H Now in Civil Justice & Property Rights Subcommittee	01/16/2022 - 1:50 PM	<a href="#">Civil Justice &amp; Property Rights Subcommittee</a>		—
H Referred to Judiciary Committee	01/16/2022 - 1:50 PM	<a href="#">Judiciary Committee</a>		—
H Referred to Local Administration & Veterans Affairs Subcommittee	01/16/2022 - 1:50 PM	<a href="#">Local Administration &amp; Veterans Affairs Subcommittee</a>		—
H Referred to Civil Justice & Property Rights Subcommittee	01/16/2022 - 1:50 PM	<a href="#">Civil Justice &amp; Property Rights Subcommittee</a>		—
H 1st Reading	01/11/2022 - 9:25 PM			—
H Filed	01/11/2022 - 9:18 AM	<a href="#">McClain</a>		—

## Statutes Referenced by this Bill

Statute	Other Bill Citations
<a href="#">163.045</a>	<a href="#">SB 316</a> , <a href="#">CS/SB 518</a> , <a href="#">SB 1900</a> , <a href="#">HB 6025</a> , <a href="#">HB 6113</a>

LAW OFFICES

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PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN  
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SHIRLEY A. DELUNA  
GERALD L. KNIGHT  
BRUCE M. RAMSEY

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

February 3, 2023

VIA E-MAIL ONLY– gperez@sdsinc.org

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

**Re: Adjustment to District Counsel Fee Structure  
Trails at Monterey Community Development District  
Our File: 812.06090**

Dear Gloria:

This firm's current fee structure has been in place since 2006. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective May 1, 2023, as follows:

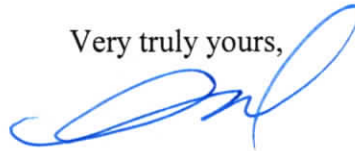
- Attorneys/Partners: \$275.00 per hour
- Attorneys/Associates: \$225.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor. The CPI has reflected a 49% increase since the year 2006 and we have not raised our fees during that time.

Ms. Gloria Perez  
February 3, 2023  
Page 2

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

Very truly yours,



Ginger E. Wald  
For the Firm

GEW/jmp



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)

February 16, 2023

Board of Supervisors  
Trails at Monterey Community Development District  
Attn: District Manager Gloria Perez  
Special District Services, Inc.  
2501 Burns Road  
Palm Beach Gardens, FL 33410

**Reference:** Trails at Monterey Community Development District  
Alvarez Engineers Personnel Billing Rates  
**Via:** Email Only: [gperez@sdsinc.org](mailto:gperez@sdsinc.org)

Dear Board of Supervisors,

In accordance with the terms of the Engineering Agreement, dated June 5, 2008, between Alvarez Engineers, Inc. and the CDD, 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. Our rates were last revised and approved via motion by the Board on June 14, 2016.

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

Sincerely,



Juan R. Alvarez, President  
Alvarez Engineers, Inc.



Trails at Monterey CDD			
Current 2016 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
		Senior Designer	\$ 110.00
CADD	\$ 95.00	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

Trails At Monterey  
Community Development District

**Financial Report For  
January 2023**

**Trails At Monterey Community Development District**  
**Budget vs. Actual**  
**October 2022 through January 2023**

	<u>Oct '22 - Jan 23</u>	<u>22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · Administrative Assessments	52,541.25	57,438.00	-4,896.75	91.48%
363.101 · Maintenance Assessments	34,205.84	37,394.00	-3,188.16	91.47%
363.810 · Debt Assessments	200,692.31	219,413.00	-18,720.69	91.47%
363.820 · Debt Assessment-Paid To Trustee	-190,799.70	-206,248.00	15,448.30	92.51%
363.830 · Assessment Fees	-2,760.31	-6,285.00	3,524.69	43.92%
363.831 · Assessment Discounts	-11,408.78	-12,570.00	1,161.22	90.76%
369.401 · Interest Income	1,134.63	300.00	834.63	378.21%
369.402 · Carryover From Prior Year	0.00	20,295.00	-20,295.00	0.0%
<b>Total Income</b>	<u>83,605.24</u>	<u>109,737.00</u>	<u>-26,131.76</u>	<u>76.19%</u>
<b>Gross Profit</b>	<u>83,605.24</u>	<u>109,737.00</u>	<u>-26,131.76</u>	<u>76.19%</u>
<b>Expense</b>				
<b>511. · Professional Fees</b>				
511.310 · Engineering	1,450.00	2,500.00	-1,050.00	58.0%
511.315 · Legal Fees	1,925.00	10,500.00	-8,575.00	18.33%
511.320 · Audit Fees	0.00	3,600.00	-3,600.00	0.0%
<b>Total 511. · Professional Fees</b>	<u>3,375.00</u>	<u>16,600.00</u>	<u>-13,225.00</u>	<u>20.33%</u>
511.122 · Payroll Tax Expense	30.60	400.00	-369.40	7.65%
511.131 · Supervisor Fee	400.00	5,000.00	-4,600.00	8.0%
511.301 · Aquatic/Stormwater Management	2,117.00	7,350.00	-5,233.00	28.8%
511.302 · Mitigation Maintenance	0.00	3,300.00	-3,300.00	0.0%
511.303 · Lake Easement/Landscaping	4,800.00	22,000.00	-17,200.00	21.82%
511.311 · Management Fees	10,504.00	31,512.00	-21,008.00	33.33%
511.312 · Secretarial Fees	1,200.00	3,600.00	-2,400.00	33.33%
511.314 · Website Management	250.00	750.00	-500.00	33.33%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.450 · Insurance	6,134.00	6,000.00	134.00	102.23%
511.480 · Legal Advertisements	101.58	750.00	-648.42	13.54%
511.512 · Miscellaneous	80.88	1,550.00	-1,469.12	5.22%
511.513 · Postage and Delivery	44.23	300.00	-255.77	14.74%
511.514 · Office Supplies	126.10	600.00	-473.90	21.02%
511.515 · Miscellaneous Maintenance	600.00	0.00	600.00	100.0%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	3,500.00	-3,500.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
<b>Total Expense</b>	<u>29,938.39</u>	<u>109,737.00</u>	<u>-79,798.61</u>	<u>27.28%</u>
<b>Net Income</b>	<u><b>53,666.85</b></u>	<u><b>0.00</b></u>	<u><b>53,666.85</b></u>	<u><b>100.0%</b></u>

**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
JANUARY 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Jan-23	Year To Date Actual 10/1/22 - 1/31/23
<b>REVENUES</b>			
ADMINISTRATIVE ASSESSMENTS	57,438	2,490	52,541
MAINTENANCE ASSESSMENTS	37,394	1,621	34,206
DEBT ASSESSMENTS	219,413	9,510	200,692
OTHER REVENUES	0	0	0
INTEREST INCOME	300	0	1,135
<b>Total Revenues</b>	<b>\$ 314,545</b>	<b>\$ 13,621</b>	<b>\$ 288,574</b>
<b>EXPENDITURES</b>			
<b>MAINTENANCE EXPENDITURES</b>			
AQUATIC/STORMWATER MANAGEMENT	7,350	557	2,117
MITIGATION MAINTENANCE	3,300	0	0
LAKE EASEMENT/LANDSCAPE MAINTENANCE	22,000	1,200	4,800
ENGINEERING/INSPECTIONS	2,500	0	1,450
MISCELLANEOUS MAINTENANCE	0	0	600
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 35,150</b>	<b>\$ 1,757</b>	<b>\$ 8,967</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
SUPERVISOR FEES	5,000	0	400
PAYROLL TAXES (EMPLOYER)	400	0	31
MANAGEMENT	31,512	2,626	10,504
SECRETARIAL	3,600	300	1,200
LEGAL	10,500	0	1,925
ASSESSMENT ROLL	6,000	0	0
AUDIT FEES	3,600	0	0
INSURANCE	6,000	0	6,134
LEGAL ADVERTISING	750	0	102
MISCELLANEOUS	1,550	10	81
POSTAGE	300	5	44
OFFICE SUPPLIES	600	0	126
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,500	0	0
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	750	63	249
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 74,587</b>	<b>\$ 3,004</b>	<b>\$ 20,971</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 109,737</b>	<b>\$ 4,761</b>	<b>\$ 29,938</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 204,808</b>	<b>\$ 8,860</b>	<b>\$ 258,636</b>
BOND PAYMENTS	(206,248)	(9,091)	(190,800)
<b>BALANCE</b>	<b>\$ (1,440)</b>	<b>\$ (231)</b>	<b>\$ 67,836</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,285)	(131)	(2,760)
DISCOUNTS FOR EARLY PAYMENTS	(12,570)	(469)	(11,409)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (20,295)</b>	<b>\$ (831)</b>	<b>\$ 53,667</b>
CARRYOVER FROM PRIOR YEAR	20,295	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (831)</b>	<b>\$ 53,667</b>
<b>Bank Balance As Of 1/31/23</b>	<b>\$ 470,835.20</b>		
<b>Accounts Payable As Of 1/31/23</b>	<b>\$ 196,210.49</b>		
<b>Accounts Receivable As Of 1/31/23</b>	<b>\$ -</b>		
<b>Available Funds As Of 1/31/23</b>	<b>\$ 274,624.71</b>		

**Trails at Monterey Community Development District  
Check Register  
October 2022 - January 2023**

Check #	Date	Vendor	Amount
10-1	10/6/2022	Allstate Resource Management, Inc.	520.00
10-2	10/6/2022	Billing, Cochran, Lyles, Mauro & Ramsey	427.50
10-3	10/6/2022	Egis Insurance & Risk Advisors	6,134.00
10-4	10/6/2022	Modern Image Landscape & Design	1,200.00
10-5	10/6/2022	Special District Services, Inc.	9,331.48
10-6	10/24/2022	Alvarez Engineers, Inc.	450.00
10-7	11/2/2022	ALM Media, LLC	101.58
11-1	11/3/2022	Allstate Resource Management, Inc.	520.00
11-2	11/3/2022	Alvarez Engineers, Inc.	500.00
11-3	11/3/2022	Billing, Cochran, Lyles, Mauro & Ramsey	400.00
11-4	11/3/2022	Department of Economic Opportunity	175.00
11-5	11/3/2022	Modern Image Landscape & Design	1,200.00
11-6	11/3/2022	Raptor Vac Systems	600.00
11-7	11/3/2022	Special District Services, Inc.	3,017.19
12-1	12/2/2022	Allstate Resource Management, Inc.	520.00
12-2	12/2/2022	Alvarez Engineers, Inc.	1,300.00
12-3	12/2/2022	Billing, Cochran, Lyles, Mauro & Ramsey	1,125.00
12-4	12/2/2022	Modern Image Landscape & Design	1,200.00
12-5	12/2/2022	Special District Services, Inc.	3,131.53
1-1	1/10/2023	Allstate Resource Management, Inc.	520.00
1-2	1/10/2023	Billing, Cochran, Lyles, Mauro & Ramsey	400.00
1-3	1/10/2023	Modern Image Landscape & Design	1,200.00
1-4	1/10/2023	Special District Services, Inc.	3,001.40
<b>TOTAL</b>			<b>36,974.68</b>

**TRAILS AT MONTEREY CDD  
TAX COLLECTIONS  
2022-2023**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	Admin. Assessment Income (Before Discounts & Fee)	Maint Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	Admin. Assessment Income (After Discounts & Fee)	Maint Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$314,245.00	\$57,438.00	\$37,394.00	\$ 219,413.00	\$57,438.00	\$37,394.00	\$ 219,413.00	
									<b>\$295,390.00</b>	<b>\$53,992.00</b>	<b>\$35,150.00</b>	<b>\$ 206,248.00</b>	<b>\$53,992.00</b>	<b>\$35,150.00</b>	<b>\$ 206,248.00</b>	<b>206,248.00</b>
1	1	Miami-Dade Tax Collector	11/23/22	NAV Taxes	\$ 30,406.03		\$ (291.49)	\$ (1,257.08)	\$ 28,857.46	\$ 5,558.18	\$ 3,618.35	\$ 21,229.50	\$ 5,275.01	\$ 3,434.10	\$ 20,148.35	\$ 20,148.35
2	2	Miami-Dade Tax Collector	11/25/22	NAV Taxes	\$ 17,332.80		\$ (166.40)	\$ (693.22)	\$ 16,473.18	\$ 3,168.25	\$ 2,062.64	\$ 12,101.91	\$ 3,011.08	\$ 1,960.35	\$ 11,501.75	\$ 11,501.75
3	3	Miami-Dade Tax Collector	12/07/22	NAV Taxes	\$ 214,776.00		\$ (2,061.85)	\$ (8,590.17)	\$ 204,123.98	\$ 39,258.75	\$ 25,558.80	\$ 149,958.45	\$ 37,311.48	\$ 24,291.25	\$ 142,521.25	\$ 142,521.25
4	4	Miami-Dade Tax Collector	12/22/22	NAV Taxes	\$ 11,304.00		\$ (109.06)	\$ (399.40)	\$ 10,795.54	\$ 2,066.25	\$ 1,345.20	\$ 7,892.55	\$ 1,973.24	\$ 1,284.70	\$ 7,537.60	\$ 7,537.60
5	5	Miami-Dade Tax Collector	01/11/23	NAV Taxes	\$ 13,620.57		\$ (131.51)	\$ (468.91)	\$ 13,020.15	\$ 2,489.82	\$ 1,620.85	\$ 9,509.90	\$ 2,380.00	\$ 1,549.40	\$ 9,090.75	\$ 9,090.75
6									\$ -							\$ -
7									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
					\$ 287,439.40	\$ -	\$ (2,760.31)	\$ (11,408.78)	\$ 273,270.31	\$ 52,541.25	\$ 34,205.84	\$ 200,692.31	\$ 49,950.81	\$ 32,519.80	\$ 190,799.70	\$ 190,799.70

Assessment Roll = \$314,251.20

Note: \$314,245, \$57,438, \$37,394 and \$219,413 are 2022/2023 Budgeted assessments before discounts and fees.  
\$295,390, \$53,992 \$35,150 and \$206,248 are 2022/2023 Budgeted assessments after discounts and fees.

\$ 287,439.40	
\$ -	\$ 273,270.31
\$ (52,541.25)	\$ (49,950.81)
\$ (34,205.84)	\$ (32,519.80)
\$ (200,692.31)	\$ (190,799.70)
\$ -	\$ -