

***Eureka Grove  
Community Development District***

***October 18, 2019***

# **Eureka Grove**

## **Community Development District**

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5385 N. Nob Hill Road, Sunrise, Florida 33351  
Phone: 954-721-8681 - Fax: 954-721-9202

October 11, 2019

Board of Supervisors  
Eureka Grove  
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of Eureka Grove Community Development District will be held on **October 18, 2019 at 11:30 a.m. at Lennar Homes, 730 NW 107<sup>th</sup> Avenue Suite 300, Miami, Florida.** Following is the advance agenda for this meeting.

1. Roll Call
2. Approval of Minutes of the September 6, 2019 Meeting
3. Ranking of Respondents to Engineering Proposals
4. Public Hearing to Adopt the Fiscal Year 2019 and Fiscal Year 2020 Budget
  - A. Motion to Open the Public Hearing
  - B. Public Comment and Discussion
  - C. Consideration of **Resolution #2020-01** Adopting the Final Budget
  - D. Motion to Close the Public Hearing
5. Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments
  - A. Motion to Open the Public Hearing
  - B. Public Comment and Discussion
  - C. Consideration of **Resolution #2020-02** Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments
  - D. Motion to Close the Public Hearing
6. Public Hearing to Adopt the Rules
  - A. Motion to Open the Public Hearing
  - B. Public Comment and Discussion
  - C. Consideration of **Resolution #2020-03** Adopting the Rules
  - D. Motion to Close the Public Hearing
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
8. Financial Reports
  - A. Approval of Funding Request #3
  - B. Balance Sheet
9. Supervisors Requests and Audience Comments
10. Adjournment

*Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.eurekagrovecdd.com>*

**MINUTES OF THE MEETING  
EUREKA GROVE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Eureka Grove Community Development District was held on Friday, September 6, 2019 at 11:30 a.m. at Lennar Homes, 730 NW 107th Avenue, Suite 300, Miami, Florida.

Present and constituting a quorum were:

Carolina Herrera	Chairman
Teresa Baluja	Vice Chairman
Vanessa Perez	Assistant Secretary
Carmen Orozco	Assistant Secretary
Raisa Krause	Assistant Secretary

Also present were:

Michael Pawelczyk	District Counsel
Luis Hernandez	District Manager

**FIRST ORDER OF BUSINESS**

**Oath of Office for Newly  
Elected Supervisors Elected  
the Landowners Meeting**

Mr. Hernandez: Moving on with the agenda for today's meeting, the oath of office for the officers, I just want to indicate for the record that in order to save time, and due to the fact that I was here at Lennar Homes, all the oaths have been administered prior to the meeting.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Mr. Hernandez called the meeting to order and called roll.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Consideration of Resolution #2019-14 Canvassing and Certifying Results of  
Landowners Election**

Mr. Hernandez: Moving on with the organizational matters, the first part that I need to present to the Board is resolution #2019-14 and that resolution is going to indicating and showing that Carolina Herrera, who was elected and voted for seat #1, received a total of

12 votes, Teresa Baluja, who was elected to seat #3, also received a total of 12 votes, Vanessa Perez, Carmen Orozco and Raisa Krause, in the same order those being seat #2, #4 and #5, each one of them received 11 votes. Based on that, what the resolution is going to indicate is that Carolina and Teri are going to serve 4 years, and the remainder of the Supervisors, Vanessa, Carmen and Raisa will serve for 2 years. After all that explanation, and presenting how the resolution will read, resolution #2019-14 is going to canvass and certify the results of the landowner's election. So, a motion to approve resolution #2019-14 in the way that I just stated, would be appropriate.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2019-14 canvassing and certifying the results of the landowner's election was approved.

**B. Consideration of Resolution #2019-15 Electing Officers**

Mr. Hernandez: The next item that we have, and after the landowner's election, would be resolution #2019-15. What needs to be accomplished at this time is the election of officers, and as a reminder, all Supervisors have exactly the same power, the only reason to have a chairman and vice chairman is for purposes of signatures. With that being said, it's up to the Board to define who you would like to have as the chairman and vice chairman, and by default the remainder would be assistant secretaries.

Ms. Baluja: Well we can do Carolina as chairman, and I'll be vice chairman, and then remainder assistant secretaries.

Mr. Hernandez: Alright, so the resolution will indicate that the chairman will be Carolina Herrera, and vice chairman will be Teresa Baluja, treasurer will be Patti Powers, secretary will be Luis Hernandez, and from there we will have Vanessa Perez, Carmen Orozco, Raisa Krause, and Rich Hans as assistant secretaries. In the way that I have just presented it, if the Board would like to elect the slate of officers that I just presented, a motion to adopt resolution #2019-15 would be in order.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2019-15 electing officers, electing the slate of officers as stated on the record by Luis Hernandez was approved.

**C. Consideration of Resolution #2019-16 Ratifying Past Actions**

Mr. Hernandez: Next we have resolution #2019-16, this is a simple resolution and what it will do is ratify all the past actions that Board has made prior to the election. It is important for the Board to be reminded of the fact that it took 60 days from the time of establishment until the time the elections took place, any actions that have been done in that interim will be ratified by adopting resolution #2019-16.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2019-16 ratifying past actions was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the August 2, 2019 Meeting**

Mr. Hernandez: Moving on, item No. 4 is the approval of the minutes of August 2, 2019 meeting. This would be the time to make any changes, corrections, additions or deletions.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the Minutes of the August 2, 2019 Meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Consider the Imposition of Special Assessments**

**A. Motion to Open the Public Hearing**

Mr. Hernandez: Moving on, and one of the main reasons for the meeting today is the public hearing to consider the imposition so Special Assessments. As of this time the first part that we have is an action from the Board to open the public hearing, and for that I would request a motion.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, opening the Public Hearing was approved.

**B. Engineers Report**

Mr. Hernandez: The first part that you see is the engineers report, it's exactly the same report that was presented in the past, dated July 19, 2019. What this report intends

to present and the main purpose and the reason for this is the cost of the improvements that you find on page 9 which are estimated by the engineer as \$3,015,720. As I said, this is the same report that was presented in the past, and unless anyone has any questions, a motion to approve the engineers report as presented and dated July 19, 2019 would be in order.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, accepting the Engineers Report dated July 19, 2019 was approved.

**C. Assessment Methodology**

Mr. Hernandez: Following that, you will find the master assessment methodology that takes the estimated costs and defining what would be the allocation. It's the master assessment methodology dated July 19, 2019, and what the report does is based on the estimated number of units and based on the amount of construction costs that has been presented by the District engineer, and allocates as to how much will be put up in each one of those units. The easiest way to express and present this report is through the tables. Table 1 presents that the number of units at this time appears all to be the same, which are going to be villas, and there are going to be 150 total villas, but the equivalent residential units, since it's the same type they will be equal to 1.0. Table 2 presents the cost that was already addressed and presented in the engineer's report. Then on table 3 what is intended and the wrong par was stated, the one that will be the final will have the numbers that are coming either from Jon Kessler, or the calculations that are being presented. The purpose and the intent of that table is to go ahead and estimate what would be the par amount which has been estimated to be \$3.9 million dollars. Based on that \$3.9 million dollars, table 4, what it does is it estimates how much is based on the total cost of the improvements, the allocation that is made per unit, which is approximately \$20,104.80 per unit. Table 5 takes the \$3.9 million dollars in debt and allocates that per unit, meaning that the total amount of debt that is going to be allocated to the units as the bonds are issued will be \$26,000 and the total annual obligation of the homes based on this estimate will be \$2,008.67. Table 6 shows what the allocation would be based on the current status and it is important to keep in mind that the developer is the one who owns

those lots and so far that property hasn't been subdivided yet, and table 7 presents what would be the assessments if the roll doesn't change, just based on the two major lots that we have on it. With that being said, unless anyone has any questions, a motion to approve the master assessment methodology would be in order, dated July 19, 2019, accepting it in substantial form as those tables will be cleaned up and taking the portions that I have indicated.

On MOTION by Ms. Herrera seconded by Ms. Krause with all in favor, accepting the Master Assessment Methodology Report dated July 19, 2019 in substantially final form as stated on the record was approved.

**D. Public Comment and Testimony**

**E. Approving the Project and Declaring that Special Assessments will pay for the Project**

Mr. Hernandez: Moving on, we have public comment and testimony, I just want to indicate for the record that we have no public here today, so it's not that we're skipping over that area, it's just that we don't have anyone to make any comments. At this point it is important to let the record reflect that the Board of Supervisors are declaring the project and the Special Assessments that will pay for this project. What this recognizes is that the District has been presented with a cost of the improvements, and how that will be paid off by the issuance of those bonds, and no action is required because the resolution itself will be approving that.

Mr. Pawelczyk: Well, the equalization is in the resolution itself, but here we would like a motion to approve the project as set forth in the engineer's report, which as you know is stormwater improvements, sanitary sewer, water distribution improvements, road, and road right-of-way improvements and miscellaneous costs. So, if we have a motion to approve that project for Eureka Grove that would be in order.

Mr. Hernandez: Thank you Mike.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, approving the project and declaring that Special Assessments will pay for the project was approved.

**F. Equalization of Assessments**

**G. Adoption of Resolution #2019-17**

Mr. Hernandez: Equalization of assessments, do you want me to also have a motion on that matter, or will the resolution be enough?

Mr. Pawelczyk: I think the resolution is sufficient, the District manager hasn't received any comments or questions that the assessments are not equalized.

Mr. Hernandez: No.

Ms. Herrera: What does that mean, can you explain that Michael?

Mr. Pawelczyk: Yes, that's like if you had, since we have 150 villas here, we have all villas, and they're all basically for the most part the same, so you can't say that one villa has less or more of a benefit than another villa. So, someone could conceivably come back and make a claim that, no my property is a single family home, and I have 100' in front of the right-of-way, and all the other single family homes are assessed the same as I am but, their lot frontage in front of a roadway is different, so you could argue that the benefit to that property is different and ask the local government to equalize the assessment. So, in this case you know you're really levying assessments on properties that you haven't even built yet, where sometimes this equalization typically is going to come up in like a community like mine that was built in the 60s, where the houses are different, they're not platted in as part of a planned unit community, like one lot might be 70' and the next lot is 150', so they have different size homes on those lots, and you could argue that the benefit on your home is less than the benefit that you're receiving from the project than another neighbor. So it's one of those, the equalization is something we have to do as part of this hearing, and basically make it available for people who want to make that argument, but we haven't received anything, so the resolution finds that the assessments are equally allocated in terms of the allocation of the benefit is coordinated with the benefit to the particular property. The allocation of the cost is coordinated with the benefit, so nothing further needs to be done unless the Board has anything to add to that, otherwise you can go and approve resolution #2019-17 which is the final assessment resolution.

On MOTION by Ms. Herrera seconded by Ms. Baluja with all in favor, Resolution #2019-17 was approved.

**H. Motion to Close the Public Hearing**

Mr. Hernandez: Not having any other issues in regards to the public hearing to consider the imposition of Special Assessments, a motion to close the public hearing would be necessary.

On MOTION by Ms. Herrera seconded by Ms. Baluja with all in favor, closing the Public Hearing was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Hernandez: Moving on to staff reports, Mike?

**A. Attorney**

Mr. Pawelczyk: Real quick, the final hearing on the bond validation is September 24th, so we will be attending, and Rich Hans is going to come from GMS and Jorge Cepero, we'll have the final hearing, as you know I'm not sure where we are on this project but you can close on the bonds at the end of October, so we can start gearing up maybe ahead of time.

Ms. Herrera: Right, but we're not going to be closing on the property until probably the end of the year.

Mr. Pawelczyk: Ok, that's fine.

Ms. Herrera: And then we have to start the development on the property.

Mr. Pawelczyk: Ok, so we're just getting the validation done and we're going to sit until we're ready.

Ms. Herrera: Yes, we're getting everything done, and then we have to close, start development and then once we're way ahead into the development work, then we issue the bonds so that the money can be pulled out and returned to the developer. So, this is all the set up that happens before we go and issue bonds.

Mr. Pawelczyk: So the first question you would ask once they buy the property, once Lennar acquires the property and starts development is, it depends on when you're going to issue bonds, but there's no property here that the District is acquiring according to

the engineers report, so it's all improvements so you're going to either issue bonds closer to the developer's completion of the project where the District would then just acquire all that infrastructure, or you would substantially start the infrastructure project and then assign the contacts to the District, so it just depends on what you want to do, this is really a relatively small issuance compared to a lot of the ones we've done in other Districts, but we'll wait to hear from you.

Ms. Herrera: Ok.

Mr. Pawelczyk: That's good. That's all I have.

Mr. Hernandez: Unless anyone has any questions for Mike we can move on to the next item.

**B. Engineer**

Mr. Hernandez: As to the engineer, he has nothing to present, if needed he is available by phone.

**C. Manager**

Mr. Hernandez: As for the manager, I have nothing to present at this point.

**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Funding Request #2**

Mr. Hernandez: Item No. 7 is financial reports, you will find funding request #2, and unless anyone has any questions in regard to the funding request, a motion to approve would be in order.

Ms. Herrera: How much is it?

Mr. Hernandez: \$6,648.58.

Ms. Herrera: This is like a start up?

Mr. Hernandez: It's the second one, the first one was \$5,000 that is typically to buy the insurance, and start the accounts, but this one what they're paying here is publications, attorney.

Ms. Herrera: So, this is money spent?

Mr. Hernandez: Yes.

Ms. Herrera: Ok.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, accepting funding request #2 was approved.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Mr. Hernandez: Moving on, are there any Supervisors requests? Not hearing any, are there any audience comments?

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Hernandez: Not hearing any, and with that being said a motion to adjourn would be in order.

On MOTION by Ms. Herrera seconded by Ms. Baluja with all in favor, the Meeting was adjourned.

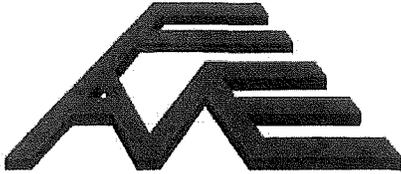
\_\_\_\_\_  
Secretary /Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

## EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT ENGINEERING PROPOSAL SCREENING FORM

	1.) Familiarity With Project	2.) Prior District Experience	3.) Staffing - Ability of Personnel	4.) Work Load, Location, Ability to Meet Time & Budget Requirements	Overall Score (sum of 1 thru 5)
<b>Weight Factor</b>	<b>30</b>	<b>20</b>	<b>30</b>	<b>20</b>	<b>100</b>
	Rank/Score	Rank/Score	Rank/Score	Rank/Score	Total Score/Overall Ranking
Ford Engineers, Inc.					
Example	<b>30</b>	<b>20</b>	<b>30</b>	<b>20</b>	<b>100</b>

Directions: Rank each category on a scale not to exceed the weight factor, see example. Sum scores from each category 1 thru 5. The firm with the highest total would be ranked #1, second highest total ranked # 2, etc.



# FORD ENGINEERS, INC.

October 2<sup>nd</sup>, 2019

Eureka Grove CDD  
Attn: District Manager, GMS-SF, LLC  
5385 North Nob Hill Road  
Sunrise, FL 33351

RE: Eureka Grove CDD Request for Proposals for Engineering Services

Dear District Manager:

Please accept this letter and accompanying information as our Response to your Request for Proposals for Engineering Services for the above-referenced Community Development District. As President, I am authorized to commit to Ford Engineer's proposal. George Graupera will serve as the primary contact if the firm is selected as the District Engineer.

Enclosed are eight (8) hard copies of the Eureka Grove CDD Response to Request for Proposals for Engineering Services for Ford Engineers, Inc.

If you have any questions or require any additional information, please advise.

Sincerely,  
FORD ENGINEERS, INC.

By:

Manuel Echezarreta, P.E.  
President

Enclosures

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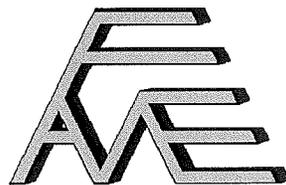
**DISTRICT ENGINEER**  
**QUALIFICATIONS**

***EUREKA GROVE COMMUNITY  
DEVELOPMENT DISTRICT***

Miami-Dade County

October 2<sup>nd</sup>, 2019

Ford Engineers, Inc.  
Civil & Environmental Engineers  
1950 NW 94 Ave, 2<sup>nd</sup> Floor  
Doral, FL 33172  
Tel: (305) 477-6472  
Fax: (305) 470-2805  
Cert. of Authorization No. 6921



**FIRM  
QUALIFICATIONS**

## Ford Engineers, Inc. Qualifications

Ford Engineers, Inc. was established in April 1994 and has now been in business for over 25 years. The Firm specializes in Civil Engineering, including CDD Engineering Services, Due Diligence Reports, Design, Permitting and Construction Services. The company currently has 11 employees, including 3 Professional Engineers, 6 Engineering/Technical Staff members and 2 Administrative staff members.

Ford Engineers, Inc. currently provides Engineering Services to the following Community Development Districts:

- Bellagio CDD
- East Homestead CDD
- North Dade CDD
- Palm Glades CDD
- Caribe Palms CDD
- Interlaken CDD
- Landings at Miami CDD
- Baywinds CDD
- Campo Bello CDD
- Black Creek CDD

Over the years, the Firm has worked on many types of projects including the following:

- Residential Subdivisions (Single Family, Townhomes, Villas & Condominiums)
- High-Rises
- Public Parks
- Commercial/Industrial Parks
- Large and midsize retail centers
- Large Redevelopment projects
- Private and Charter Schools
- Mini-Storage Facilities

Ford Engineers, Inc. is a Florida Profit Corporation, with Manuel Echezarreta, P.E. serving as President, and Omar Armenteros serving as Vice President.

# PERSONNEL

# ***MANUEL J. ECHEZARRETA, P.E.***

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## **FORD ENGINEERS, INC.**

1950 N.W. 94<sup>th</sup> Avenue, Second Floor

Doral, Florida 33172

Phone: (305) 477-6472 • FAX: (305) 470-2805

### **SUMMARY:**

Manuel J. Echezarreta has a broad background in all aspects of site/civil and environmental engineering, in both the private and public sectors. He has an excellent relationship with the various regulatory agencies and is capable of dealing with all facets of projects, from early planning to completion.

### **EDUCATION:**

University of Miami - B.S. Civil Engineering, 1976

### **REGISTRATIONS:**

Professional Engineer #24595, State of Florida, April, 1981  
Certified General Contractor #CG015597 (Inactive)

### **PROFESSIONAL ORGANIZATIONS:**

Florida Engineering Society (FES)  
National Society of Professional Engineers (NSPE)  
Builders Association of South Florida (BASF)

### **PRESENT EXPERIENCE:**

Mr. Echezarreta is President of FORD ENGINEERS, INC. and is responsible for all site/civil and environmental projects undertaken by the firm. Mr. Echezarreta has over 40 years of experience in site/civil and environmental engineering in the South Florida area. His responsibilities include the design and construction administration of all site/civil and environmental projects including permitting, contract documents, site observations and feasibility studies.

**MANUEL J. ECHEZARRETA, P.E.**  
**RESUME**  
**PAGE TWO**

**PREVIOUS  
BACKGROUND:**

From 1988 to 1994, Mr. Echezarreta was Vice-President of EAS Engineering, a local Engineering firm. His responsibilities were in the areas of site/civil and sanitary projects, as well as the firm's design and construction administration of all projects. Duties included permitting, contract documents, site observations and feasibility studies.

From 1987 to 1989, Mr. Echezarreta was Director of Design Services for a local Miami Engineering firm. These activities included the overseeing of all designs, including site/civil, structural, marina and sanitary. Responsibilities included supervision of engineering, drafting and inspection personnel.

From 1985 to 1987, Mr. Echezarreta was Chief Engineer and Project Manager of the Florida office of Sasaki Associates, a Boston based national firm, which provides professional services in Engineering, Architecture, Landscape Architecture and Planning. In this capacity, Mr. Echezarreta coordinated projects in Florida, as well as the New England area.

Prior experience includes over 10 years as Project Manager/Project Engineer designing drainage systems, roadways, coastal structures, as well as, water and sewer line extensions. Mr. Echezarreta was also employed by the Miami-Dade County Department of Environmental Resource Management (DERM), during which time he was involved in industrial and solid waste management.

Mr. Echezarreta's experience has included work in projects throughout the States of Florida, Massachusetts, South Carolina, Georgia and the Caribbean.

Mr. Echezarreta has provided services to clients such as the City of St. Petersburg, Miami Expo Center, Fisher Island, Anglers Club, Miami-Dade County, Cheeca Lodge, Doral Country Club and many public entities.

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**FORD ENGINEERS, INC.**

1950 NW 94<sup>th</sup> Avenue

Second Floor

Miami, FL 33172

Phone: (305) 477-6472 • Fax: (305) 470-2805

**SUMMARY:**

George Graupera has over 18 years of project design experience in all aspects of site/civil engineering, in both the private and public sectors. He has experience in the management, design, and permitting of water, sewer, paving and drainage systems for residential, commercial and industrial projects in South Florida.

**EDUCATION:**

B.S. Civil Engineering  
Florida International University, College of Engineering  
Miami, FL  
April 2009

**PRESENT  
EXPERIENCE:**

Mr. Graupera is a Project Technician for FORD ENGINEERS, INC. and is responsible for designing, drafting, and permitting of private land development, commercial, industrial and roadway projects, including residential (single family, multi-family, high rise and condominium) and commercial (office, restaurants, shopping center, warehouse, retail centers etc).

For over 16 years Mr. Graupera has been the lead Project Manager for all of the Community Development Districts for which FORD ENGINEERS, INC. has served as the District Engineer. Responsibilities include preparation of Engineer's Reports, participation in Bond Validation Hearings, review and preparation of Special Assessment Bond Requisitions, supervision of annual field inspections, attendance of various District Board meetings and field visits, and assistance with annual audits of District financial statements.

**GEORGE GRAUPERA  
RESUME**

**PAGE 2 of 2**

**PRESENT**

**EXPERIENCE (cont.):**

Design tasks include the design of surface water management (drainage), water distribution, sanitary sewer collection and transmission (pump/lift stations), septic systems, paving and grading systems, canal culverts, and lake outfalls.

## Ford Engineers, Inc. Hourly Rate Structure

Hourly Rates will be invoiced as follows:

Principal .....	\$250.00/Hour
Engineer II.....	\$95.00/Hour

**STANDARD FORM  
NO. 330**

# ARCHITECT - ENGINEER QUALIFICATIONS

## PART I - CONTRACT-SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

Eureka Grove Community Development District, Miami, Florida

2. PUBLIC NOTICE DATE

08/09/2019

3. SOLICITATION OR PROJECT NUMBER

N/A

### B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Manuel Echezarreta, P.E., President

5. NAME OF FIRM

Ford Engineers, Inc.

6. TELEPHONE NUMBER

305-477-6472

7. FAX NUMBER

305-470-2805

8. E-MAIL ADDRESS

manuele@fordco.com

### C. PROPOSED TEAM

*(Complete this section for the prime contractor and all key subcontractors.)*

a.	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	JV	PARTNER			
			SUPPORT			
			TRACTOR			
a.	✓			Ford Engineers, Inc.  <input type="checkbox"/> CHECK IF BRANCH OFFICE	1950 NW 94th Avenue, 2nd Floor Doral, FL 33172	Primary Contractor
b.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

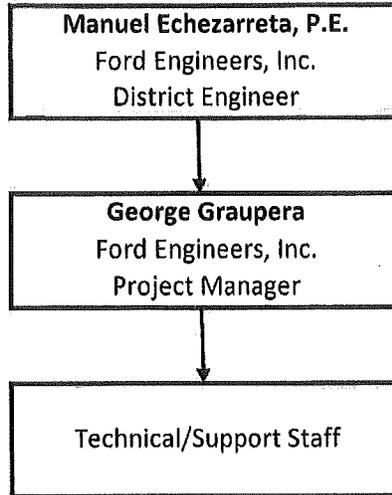
### D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT

**FORD ENGINEERS, INC.**  
STANDARD FORM 330 SECTION D

**ORGANIZATIONAL CHART OF PROPOSED TEAM**



**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME  Manuel J. Echezarreta, P.E.	13. ROLE IN THIS CONTRACT  District Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 43	b. WITH CURRENT FIRM 25

15. FIRM NAME AND LOCATION *(City and State)*  
Ford Engineers, Inc., Doral, FL

16. EDUCATION *(DEGREE AND SPECIALIZATION)*  
B.S. Civil Engineering

17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*  
Professional Engineer #24595, State of Florida

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Florida Engineering Society (FES)  
National Society of Professional Engineers (NSPE)  
Builders Association of South Florida (BASF)

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. East Homestead Community Development District, Homestead, FL (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE District Engineer for an existing 358-acre Community Development District in Miami-Dade County (2004-present).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Caribe Palm Community Development District, Miami, FL (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE District Engineer for an existing 39-acre Community Development District in Miami-Dade County (2004-present).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Palm Glades Community Development District, Miami, FL (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE District Engineer for an existing 292-acre Community Development District in Miami-Dade County (2005-present).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Baywinds Community Development District, Homestead, FL (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE District Engineer for an existing 183-acre Community Development District in Miami-Dade County (2006-present).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Bellagio Community Development District, Hialeah, FL (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE District Engineer for an existing 73-acre Community Development District in Miami-Dade County (2013-present).	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME  George Graupera	13. ROLE IN THIS CONTRACT  Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 18	b. WITH CURRENT FIRM 18
15. FIRM NAME AND LOCATION <i>(City and State)</i> Ford Engineers, Inc., Doral, FL			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> B.S. Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. East Homestead Community Development District, Homestead, FL  (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE District Engineer Project Manager for an existing 358-acre Community Development District in Miami-Dade County (2004-present). <input checked="" type="checkbox"/> Check if project performed with current firm		
b. Caribe Palm Community Development District, Miami, FL  (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE District Engineer Project Manager for an existing 39-acre Community Development District in Miami-Dade County (2004-present). <input checked="" type="checkbox"/> Check if project performed with current firm		
c. Palm Glades Community Development District, Miami, FL  (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE District Engineer Project Manger for an existing 292-acre Community Development District in Miami-Dade County (2005-present). <input checked="" type="checkbox"/> Check if project performed with current firm		
d. Baywinds Community Development District, Homestead, FL  (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE District Engineer Project Manager for an existing 183-acre Community Development District in Miami-Dade County (2006-present). <input checked="" type="checkbox"/> Check if project performed with current firm		
e. Bellagio Community Development District, Hialeah, FL  (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE District Engineer Project Manager for an existing 73-acre Community Development District in Miami-Dade County (2013-present). <input checked="" type="checkbox"/> Check if project performed with current firm		

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1
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21. TITLE AND LOCATION <i>(City and State)</i>  East Homestead Community Development District, Homestead, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER East Homestead CDD	b. POINT OF CONTACT NAME Luis Hernandez, Manager	c. POINT OF CONTACT TELEPHONE NUMBER 954-721-8681
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

District Engineer for an existing 358-acre Community Development District in Miami-Dade County (2004-present).  
 Series 2005 Special Assessment Revenue Bonds: \$13,625,000.00  
 Series 2006 Special Assessment Revenue Bonds: \$9,540,000.00  
 Series 2006B Special Assessment Revenue Bonds: \$26,000,000.00  
 Series 2013 Special Assessment Bonds: \$11,795,000.00  
 Series 2015 Special Assessment Refunding Bonds: \$18,555,000.00

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Ford Engineers, Inc.	Doral, Florida	District Engineer
b.			
c.			
d.			
e.			
f.			

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i>  Caribe Palm Community Development District, Miami FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Caribe Palm CDD	b. POINT OF CONTACT NAME Neil Kalin, Manager	c. POINT OF CONTACT TELEPHONE NUMBER 305-777-0761
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

District Engineer for an existing 39-acre Community Development District in Miami-Dade County (2005-present).  
 Series 2005A Special Assessment Bonds: \$2,390,000.00  
 Series 2017 Special Assessment Refunding Bonds: \$1,870,000.00

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Ford Engineers, Inc.	Doral, Florida	District Engineer
b.			
c.			
d.			
e.			
f.			

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <b>3</b>
21. TITLE AND LOCATION <i>(City and State)</i> Palm Glades Community Development District, Miami, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES    CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Palm Glades CDD	b. POINT OF CONTACT NAME Luis Hernandez, Manager	c. POINT OF CONTACT TELEPHONE NUMBER 954-721-8681
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

District Engineer for an existing 292-acre Community Development District in Miami-Dade County (2005-present).  
 Series 2006A Special Assessment Bonds: \$15,260,000.00  
 Series 2006B Special Assessment Bonds: \$20,075,000.00  
 Series 2008A Special Assessment Bonds: \$11,065,000.00  
 Series 2016 Special Assessment Refunding Bonds: \$12,435,000.00  
 Series 2017 Special Assessment Refunding Bonds: \$9,755,000.00

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Ford Engineers, Inc.	Doral, Florida	District Engineer
b.			
c.			
d.			
e.			
f.			

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER <b>4</b>
---	--

21. TITLE AND LOCATION <i>(City and State)</i>  Baywinds Community Development District, Homestead, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Baywinds CDD	b. POINT OF CONTACT NAME Luis Hernandez, Manager	c. POINT OF CONTACT TELEPHONE NUMBER 954-721-8681
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*  
 District Engineer for an existing 183-acre Community Development District in Miami-Dade County (2006-present).  
 Series 2006A & 2006B Special Assessment Bonds: \$30,050,000.00  
 Series 2017A-1 Special Assessment Refunding Bonds: \$10,465,000.00

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Ford Engineers, Inc.	Doral, Florida	District Engineer
b.			
c.			
d.			
e.			
f.			

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> Bellagio Community Development District, Hialeah, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES      CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Bellagio CDD	b. POINT OF CONTACT NAME Luis Hernandez, Manager	c. POINT OF CONTACT TELEPHONE NUMBER 954-721-8681
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

District Engineer for an existing 73-acre Community Development District in Miami-Dade County (2013-present).  
 Series 2013 Special Assessment Bonds: \$8,730,000.00  
 Series 2016 Special Assessment Bonds: \$6,950,000.00

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Ford Engineers, Inc.	Doral, Florida	District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



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**H. ADDITIONAL INFORMATION**

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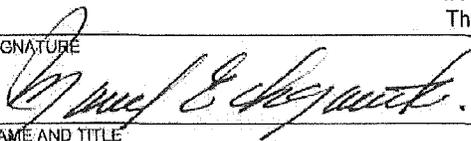
30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

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**I. AUTHORIZED REPRESENTATIVE**

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

10/02/2019

33. NAME AND TITLE

Manuel Echezarreta, P.E., President

# ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

## PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

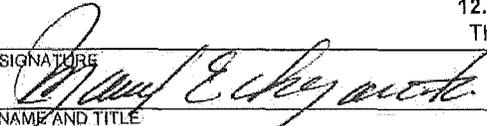
2a. FIRM (OR BRANCH OFFICE) NAME Ford Engineers, Inc.			3. YEAR ESTABLISHED 1994	4. DUNS NUMBER 140471900
2b. STREET 1950 NW 94th Avenue, 2nd Floor			5. OWNERSHIP	
2c. CITY Doral	2d. STATE FL	2e. ZIP CODE 33172	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Manuel Echezarreta, P.E., President			b. SMALL BUSINESS STATUS Small	
6b. TELEPHONE NUMBER 305-477-6472	6c. E-MAIL ADDRESS manuele@fordco.com		7. NAME OF FIRM (If block 2a is a branch office)	
8a. FORMER FIRM NAME(S) (If any)			8b. YR. ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	2		P06	Planning (Site, Installation, Project)	2
08	CADD Technician	4		C15	Construction Management	2
12	Civil Engineer	5		C18	Cost Estimating; Cost Engineering and Analysis; Parametric Costing; Forecasting	2
				I06	Irrigation; Drainage	2
				S04	Sewage Collection, Treatment and Disposal	2
				S13	Storm Water Handling & Facilities	2
				W03	Water Supply; Treatment and Distribution	2
	Other Employees					
	<b>Total</b>	<b>11</b>				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million
b. Non-Federal Work	5	2. \$100,00 to less than \$250,000	8. \$10 million to less than \$25 million	9. \$25 million to less than \$50 million	10. \$50 million or greater
c. Total Work	5	3. \$250,000 to less than \$500,000	4. \$500,000 to less than \$1 million	5. \$1 million to less than \$2 million	

### 12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 10/02/2019
c. NAME AND TITLE Manuel Echezarreta, P.E., President	

# **CLIENT REFERENCES**

## Client References

- Neil Kalin  
Special District Services, Inc.  
6625 Miami Lakes Drive, Suite 374  
Miami Lakes, FL 33014  
Phone: (305) 777-0761
- Pedro Portela  
Lennar Homes, Inc.  
730 NW 107 Avenue, 3rd Floor  
Miami, Florida 33172  
Phone: (305) 559-1951
- Michael J. Pawelczyk  
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
515 East Las Olas Boulevard, 6<sup>th</sup> Floor  
Fort Lauderdale, Florida 33301  
Phone: (954) 764-7150
- Stephen D. Sanford  
Greenberg Traurig, P.A.  
777 S. Flagler Drive, Suite 300 East  
West Palm Beach, Florida 33401  
Phone: (561) 650-7945

# **INSURANCE**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
9/30/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Keyes Coverage Insurance 5900 Hiatus Road Tamarac FL 33321	<b>CONTACT NAME:</b> Rocio Greene <b>PHONE (A/C, No, Ext):</b> 954-724-7000 <b>FAX (A/C, No):</b> 954-724-7024 <b>E-MAIL ADDRESS:</b> rgreene@keyescorverage.com <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A : Nationwide Ins Co of America</td> <td style="text-align: center;">25453</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Nationwide Ins Co of America	25453	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Nationwide Ins Co of America	25453														
INSURER B :															
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															
<b>INSURED</b> Ford Engineers, Inc.      14887 Ford Armenteros and Fernandez, Inc. 1950 NW 94th Ave Miami FL 33172															

**COVERAGES**      **CERTIFICATE NUMBER: 1187108387**      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS								
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	ACP GLZO 3028331583	7/1/2019	7/1/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$								
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$								
	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$								
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N		N/A			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PER STATUTE</td> <td style="width: 50%;">OTHER</td> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$</td> </tr> </table>	PER STATUTE	OTHER	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$
PER STATUTE	OTHER														
E.L. EACH ACCIDENT	\$														
E.L. DISEASE - EA EMPLOYEE	\$														
E.L. DISEASE - POLICY LIMIT	\$														

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER**      **CANCELLATION 30 day notice - 10 for non-pay**

Eureka Grove Community Development District c/o GMS-SF, LLC 5385 N. Nob Hill Road Sunrise FL 33351	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
09/30/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Collinsworth Ins & Risk Mgmt Services In P.O. Box 661628  Miami Springs FL 33266	<b>CONTACT NAME:</b> Erinn E Collinsworth <b>PHONE (A/C, No, Ext):</b> (786) 930-4795 <b>E-MAIL ADDRESS:</b> erinn@collinsworthinsurance.com	<b>FAX (A/C, No):</b> (786) 930-4794	
	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> Ford Engineers, Inc.  1950 NW 94 Avenue  Miami FL 33172	<b>INSURER A:</b> Beazley Insurance Company Inc.		37540
	<b>INSURER B:</b>		
	<b>INSURER C:</b>		
	<b>INSURER D:</b>		
	<b>INSURER E:</b>		
	<b>INSURER F:</b>		

**COVERAGES** **CERTIFICATE NUMBER:** Cert ID 3808 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	<b>Professional Liability</b>			V23697190201  Claims Made Basis	06/14/2019	06/14/2020	Each Claim \$ 2,000,000 Policy Aggregate \$ 2,000,000

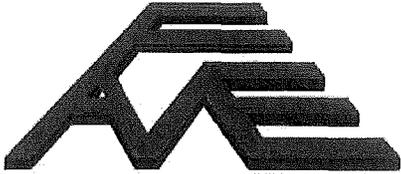
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER** **CANCELLATION**

Eureka Grove Community Development District c/o GMS-SF, LLC 585 N. Nob Hill Road  Sunrise FL 33351	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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# **BUSINESS ETHICS**



# FORD ENGINEERS, INC.

October 2<sup>nd</sup>, 2019

Eureka Grove CDD  
Attn: District Manager, GMS-SF, LLC  
5385 North Nob Hill Road  
Sunrise, FL 33351

RE: Business Ethics

Dear District Manager:

This is to inform you that the professional conduct of Ford Engineers, Inc. or any of its engineers is not currently being investigated judicially or by an administrative agency or qualification board. Additionally, there are no prior adverse decisions or settlements relating to a violation of ethical standards by Ford Engineers, Inc or one of its engineers.

If you have any questions or require any additional information, please advise.

Sincerely,  
FORD ENGINEERS, INC.

By:

A handwritten signature in black ink, appearing to read 'Manuel Echezarreta', is written over a light blue horizontal line.

Manuel Echezarreta, P.E.  
President

***Proposed Budget  
Fiscal Year 2019  
Fiscal Year 2020***

***Eureka Grove  
Community Development District***

***October 18, 2019***



# Eureka Grove

## Community Development District

	<u>Proposed FY2019 Budget (2)</u>	<u>Proposed FY2020 Budget</u>
<b><u>Revenues</u></b>		
Developer Contributions	\$11,225	\$ 60,320
<i>Total Revenues</i>	<u>\$11,225</u>	<u>\$60,320</u>
<b><u>Expenditures</u></b>		
<i>Administrative</i>		
Engineering	\$2,000	\$4,000
Arbitrage	\$0	\$1,200 <sup>(1)</sup>
Dissemination	\$0	\$1,500 <sup>(1)</sup>
Attorney	\$0	\$12,000
Annual Audit	\$0	\$5,000 <sup>(1)</sup>
Trustee Fees	\$0	\$3,000 <sup>(1)</sup>
Management Fees	\$5,000	\$24,000
Assessment Roll	\$0	\$1,000 <sup>(1)</sup>
Postage	\$150	\$395
Insurance	\$2,500	\$5,000
Printing & Binding	\$150	\$300
Legal Advertising	\$625	\$1,250
Other Current Charges	\$150	\$500
Dues, Licenses & Subscriptions	\$150	\$175
Website Admin	\$500	\$1,000
<i>Total Expenses</i>	<u>\$11,225</u>	<u>\$60,320</u>
<b><u>Net Income</u></b>	<u>\$0</u>	<u>\$0</u>

- (1) Expenses related to the issuance of Bonds.  
 (2) Budgeted is prorated from date of Organization meeting (7/19/19 thru 9/30/19)  
 (3) Proposed future assessment:

Gross Assessments	\$ 63,494.71
Less: Disc & Coll (5%)	\$ (3,174.74)
Net Assessments	\$ 60,319.97
# Units	151
Per Unit Gross Assessments	\$ 420.49
Per Unit Net Assessments	\$ 399.47

**Eureka Grove**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Developer Contributions*

It is presently anticipated that the District will enter into a Funding Agreement with the Developer to Fund all General Fund expenditures for the Fiscal Year.

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**EXPENDITURES:**

**Administrative:**

*Engineering Fees*

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

*Arbitrage*

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

*Dissemination Agent*

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. GMS-SF, LLC will oversee the dissemination reporting.

*Attorney*

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

*Annual Audit*

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

*Trustee Fees*

The District bonds will be held and administered by a Trustee. This represents the banks annual fee.

*Management Fees*

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

*Website Compliance*

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

*Postage*

Mailing of agenda packages, overnight deliveries, correspondence, etc.

**Eureka Grove**  
**Community Development District**  
GENERAL FUND BUDGET

**Administrative: (continued)**

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

## RESOLUTION 2020-01

### A RESOLUTION ADOPTING THE FINAL BUDGET OF THE EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEARS 2019 & 2020

WHEREAS, the District Manager has heretofore prepared and submitted to the Board, for approval, the District's proposed General Fund Budget, for Fiscal Years 2019 & 2020; and

WHEREAS, a public hearing has been held on this 18<sup>th</sup> day of October, 2019 at which members of the general public were accorded the opportunity to speak prior to the adoption of the final budget;

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT;

1. The General Fund Budget heretofore submitted to and approved by the Board is hereby adopted as the final General Fund Budget of the District for the 2019 & 2020 Fiscal Years.

2. A verified copy of said final General Fund Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings".

Adopted this 18<sup>th</sup> day of October, 2019.

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Chairman / Vice Chairman

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Secretary / Assistant Secretary

## RESOLUTION 2020-02

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING AND ENFORCING NON AD VALOREM ASSESSMENTS WHICH HEREINAFTER MAY BE LEVIED BY THE DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 197.3632, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE:

WHEREAS, the Eureka Grove Community Development District was established pursuant to the provisions of Chapter 190 Florida Statutes which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the Board to levy special assessments pursuant to Chapter 170 Florida Statutes for the acquisition, construction or reconstruction of assessable improvements authorized by Chapter 190 Florida Statutes; and

WHEREAS, the above referenced assessments are not considered to be ad valorem in nature and therefore, are subject to the provisions of Section 197.3632 Florida Statutes in which State of Florida through its legislature has provided a uniform method for the levying, collecting and enforcing such non ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632 Florida Statutes the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Miami-Dade County for four consecutive weeks preceding said hearing;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT**

1. The Eureka Grove Community Development District upon conducting its public hearing as required by Section 197.3632 Florida Statutes hereby expresses its intent to use the uniform method of collecting its benefit and maintenance assessments or such other assessments imposed by the District as provided in Chapter 170 and 190 Florida Statutes each of which are non ad valorem assessments which may be levied annually by the District pursuant to the provisions of Chapter 190 Florida Statutes for the purpose of paying principal and interest on its bonded indebtedness and the cost of operating and maintaining its assessable improvements within the boundaries of the District as described in the attached legal description which is made a part of the

Resolution as Exhibit "A". Said assessments and the District's use of the uniform method of collecting its non ad valorem assessment(s) may continue for more than one year.

2. This Resolution shall become effective upon its passage and the District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Miami-Dade County and the Department of Revenue of the State of Florida with a copy of this Resolution on or before **January 10, 2020**.

**PASSED AND ADOPTED THIS 18<sup>TH</sup> DAY  
OF OCTOBER 2019.**

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Chairman/ Vice Chairman

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Secretary / Assistant Secretary

**LEGAL DESCRIPTION:**

A PORTION OF MAP OF SE ¼ SEC.33, TP. 55 S. , 39 E. , ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, AT PAGE 63, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE S.E. 1/4 OF THE S.E. 1/4 LYING SOUTHEASTERLY OF THE CSX RAILWAY RIGHT-OF-WAY, LESS THE SOUTH 35 FEET AND LESS THE EAST 35 FEET FOR ROAD. ALL LYING AND BEING IN SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE S87°30'00"W ALONG THE SOUTH LINE OF THE S.E. 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 695.27 FEET TO A POINT; THENCE N01°21'04"W, PARALLEL WITH THE EAST LINE OF THE S.E. 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 36.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE S87°30'00"W, ALONG A LINE THAT LIES 35 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE S.E. 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 642.45 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CSX RAILWAY RIGHT-OF-WAY; THENCE N38°46'39"E ALONG SAID SOUTHEASTERLY CSX RAILWAY Y RIGHT-OF-WAY LINE FOR A DISTANCE OF 1567.40 FEET TO A POINT; THENCE S01°23'49"E FOR A DISTANCE OF 155.01 FEET TO A POINT; THENCE N38°46'39"E ALONG SAID SOUTHEASTERLY CSX RAILWAY RIGHT-OF-WAY LINE FOR A DISTANCE OF 463.26 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF S.W. 147TH AVENUE; THENCE S01°21'04"E ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 687.34 FEET TO A POINT; THENCE S87°30'00"W PARALLEL WITH THE SOUTH LINE OF THE S.E. 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 522.93 FEET TO A POINT; THENCE S38°45'39"W ALONG A LINE THAT LIES 150 FEET SOUTHEASTERLY AND PARALLEL WITH SAID SOUTHEASTERLY CSX RAILWAY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 213.04 FEET TO A POINT; THENCE S01°21'01"E, PARALLEL WITH THE EAST LINE OF THE S.E. 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 516.39 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED LANDS LYING AND BEING SITUATED IN MIAMI-DADE COUNTY, FLORIDA.

**RESOLUTION 2020-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT, ADOPTING THE GENERAL AND PROCEDURAL RULES OF THE DISTRICT; AUTHORIZING AND DIRECTING THE DISTRICT MANAGER TO TAKE CERTAIN ACTIONS CONSISTENT WITH THE ADOPTION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, pursuant to Chapters 120 and 190, Florida Statutes, the Eureka Grove Community Development District (the "District") advertised a public hearing for October 18, 2019, in order to hear and receive comments on the proposed General and Procedural Rules for the District;

**WHEREAS**, the intent of this Resolution is to provide for the adoption of the General and Procedural Rules;

**WHEREAS**, it is further the intent of the District Board of Supervisors that the General and Procedural Rules constitute a comprehensive list of any and all procedural rules pertaining to District operations and procedures not otherwise specifically set forth in Chapters 190, Florida Statutes, or elsewhere in the Florida Statutes;

**WHEREAS**, pursuant to Section 190.011, Florida Statutes, the District is authorized to adopt and modify rules and regulations pursuant to the provisions of Chapter 120, Florida Statutes, prescribing the conduct of the business of the District;

**WHEREAS**, the District has complied with the provisions of Chapter 120 Florida Statutes, and has conducted a public hearing to address the proposed General and Procedural Rules of the District, as well as such other related rules and policies of the District, as contemplated herein; and

**WHEREAS**, after a duly advertised public hearing the District Board of Supervisors finds it in the best interests of the District and its residents to adopt the General and Procedural Rules.

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

**Section 1.** The above recitals are true and correct and by this reference are hereby incorporated into and made an integral part of this Resolution.

**Section 2.** The General and Procedural Rules attached hereto as Exhibit A are hereby adopted by and shall constitute a compilation of all rules pertaining and applicable to District operations and procedures.

**Section 3.** Any previously adopted General or Procedural Rules in conflict herewith are hereby replaced in favor of the General and Procedural Rules attached as Exhibit A.

**Section 4.** The District Manager is hereby directed to take all actions consistent with this Resolution, including, but not limited to, implementation of the General and Procedural Rules, including such General and Procedural Rules as part of the Official Records of Proceeding of the District, and adding the General and Procedural Rules to the District's website.

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

**Section 6.** If any clause, section, paragraph, provision, or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional, ineffective, or invalid, in part or as applied, it shall not affect the validity of the remaining clauses, sections, paragraphs, provisions, parts, or applications of the Resolution.

**Section 7.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ATTEST:

EUREKA GROVE COMMUNITY  
DEVELOPMENT DISTRICT

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

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

Exhibit A

General and Procedural Rules

EUREKA GROVE  
COMMUNITY DEVELOPMENT DISTRICT

GENERAL AND PROCEDURAL RULES

Adopted \_\_\_\_\_, 2019 (Resolution No. 2020-04)

## TABLE OF CONTENTS

1.1	General	3
1.2	Board of Supervisors; Officers; Voting	4
1.3	Public Information, Inspection of Records, and Policies	7
1.4	Meetings and Workshops	8
1.5	Rulemaking Proceedings	10
1.6	Decisions Determining Substantial Interests	14
1.7	Purchasing, Contracts, Construction and Maintenance	16
1.7.5	Procedure Under Consultants' Competitive Negotiations Act	17
1.8	Procedure of Purchasing Contractual Services	21
1.9	Purchase of Goods, Supplies or Materials	24
1.10	Contracts for Construction of Authorized Project	26
1.11	Contracts for Maintenance Services	30
1.12	Purchase of Insurance	33
1.13	Bid Protests under Consultants' Competitive Negotiations Act	35
1.14	Bid Protests Relating to Any Other Award	37
1.15	Design-Build Contract Competitive Proposal Selection Process	39
2.0	Effective Date	50

**EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL AND PROCEDURAL RULES**

1.1 General.

(1) The Eureka Grove Community Development District (the "District") was created pursuant to the provisions of Chapter 190, Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the "Rules") is to describe the general operations of the District.

(2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.

(3) Should a Rule conflict with Florida or federal law and the application of the Rule has not been suspended by the District, such Rule shall be interpreted in the manner that best effectuates the intent of the Rule while complying with applicable law.

Specific Authority: 190.011, 120.53(4).F.S.

Law Implemented: 190.011, 120.53(4), F.S.

## 1.2 Board of Supervisors; Officers and Voting.

(1) Board of Supervisors. The Board of Supervisors of the District (the "Board") shall exercise the powers granted to the District. The Board shall consist of five members. Members of the Board residents of the State of Florida, and citizens of the United States of America.

(2) Term of Officers. Board members shall hold office pursuant to Section 190.006, Florida Statutes. If, during the term of office of any Board member(s), one or more vacancies occur, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the unexpired term(s).

(3) Vacancies; Quorum. Three members of the Board physically present in the same location shall constitute a quorum for the purposes of conducting its business and exercising its powers and for all other purposes. However, if three or more vacancies occur at the same time, a quorum is not necessary to fill the vacancies. Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in these Rules or required by law. Members of the Board, as well as staff or employees of the District may be present by telephone or videoconference, provided that such telephone or videoconference attendance is accomplished by speaker so that all present may hear and respond to the comments of the party attending by telephone or videoconference. Nothing herein shall require the District to permit members of the public to attend a Board meeting by telephone or videoconference.

(4) Officers. At any Board meeting held after each election where the newly elected members take office, the Board may select a chair, vice chair/treasurer/assistant secretary, and secretary. Such selection may be deferred to subsequent meetings.

(a) The chair must be a member of the Board. If the chair resigns from that office or ceases to be a member of the Board, the Board shall select a chair to serve the remaining portion of the term, after filling the board vacancy. The chair may be authorized to sign adopted resolutions and approved agreements for the District, The chair may convene and conduct all meetings of the Board. In the event the chair is unable to attend a meeting, the vice chair or the District Manager may convene and conduct the meeting. In the event that both the Chair and the Vice-Chair are absent from a Board meeting and a quorum is present, the Board may delegate one of its members to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting.

(b) The vice chair shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. If

the vice chair resigns from that office or ceases to be a member of the Board, the Board shall select a vice chair to serve the remainder of the term, after filling the Board vacancy.

(c) The secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. The District Manager may serve as secretary.

(d) The treasurer need not be a member of the Board but must be a resident of Florida. The treasurer shall perform duties described in Section 190.007(2) and (3), Florida Statutes, as well as those assigned by the Board from time to time. The treasurer shall serve at the pleasure of the Board.

(5) Committees. The Board may establish committees of the Board by formal motion referencing this rule, either on a permanent or temporary basis, to perform specifically-designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, contract negotiations, personnel matters, and budget preparation.

(6) Record Book. The Board shall keep a permanent record book entitled "Record of Proceedings of the Eureka Grove Community Development District," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, bonds and corporate acts.

(7) Meetings. The Board shall establish each fiscal year, an annual schedule of regular meetings, which shall be submitted to the County and as otherwise required by law. Nothing herein shall prevent the District from holding such other meetings as it deems necessary or from cancelling any regularly scheduled meetings. All meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes.

(8) Voting Conflict of Interest. The Board shall comply with Section 112.3143, Florida Statutes, so as to ensure the proper disclosure of conflicts of interests on matters coming before the Board for a vote. Nothing in this Rule shall prohibit the Board member with a voting conflict of interest from voting on a matter. For the purposes of this section, "voting conflict of interest" shall be governed by Chapters 112 and 190, Florida Statutes, as amended from time to time.

(a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall

appear in the minutes. The member may then vote. The Board's secretary shall prepare a memorandum of voting conflict which shall then be signed by the Board member, of the meeting.

(b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict thereon, the member shall immediately notify the Board's secretary. Within fifteen days (15) days of the notification, the member shall file the appropriate memorandum of voting conflict which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The memorandum shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the written memorandum. The Board member's vote is unaffected by this filing.

Specific Authority: 190.011(5), 120.525, F.S.

Law Implemented: 190.006(1), 190.006(4), 190.006(5), 190.006(6), 190.006(7), 190.006(9), 190.007, 112.3143, 120.525, 112.3143(4)(b), F.S.

1.3 Public Information, Inspection Records, and Policies.

(1) Public Records. All District public records within the meaning of Chapter 119, Florida Statutes, and not otherwise restricted by law, including the "Record of Proceedings of the Eureka Grove Community Development District," may be copied or inspected at the offices of the District Manager during regular business hours.

(2) Copies. Copies of public records shall be made available to the requesting person at the maximum charge authorized by Section 119.07, Florida Statutes. If the nature or volume of public records requested to be inspected, examined or copied is such as to require extensive use of information technology resources or extensive clerical or supervisory assistance, a special service charge, which shall be reasonable and based on the actual cost incurred, may be charged in addition to the actual cost of duplication.

(3) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.

(4) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.

Specific Authority: 190.011(5), 120.053, F.S.

Law Implemented: 190.006(7), 119.07(1)(a), 119.07(1)(b), 120.053, F.S.

## 1.4 Meetings and Workshops.

(1) Notice. Except in emergencies, or as otherwise provided in these Rules, at least seven (7) days' public notice shall be given of any meeting or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and shall state:

- (a) The date, time, and place of the meeting or workshop;
- (b) A brief description of the nature, subjects and purposes of the meeting or workshop;
- (c) The address where persons may obtain a copy of the agenda.
- (d) The notice shall state that if a person decides to seek review of any official decision made at the Board meeting, a record of the proceedings will be required and the person intending to appeal will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence necessary for the appeal.

(2) Agenda. The District Manager shall prepare a notice of the meeting or workshop and an agenda. The notice and agenda shall be available to the public in the offices of the District Manager at least five (5) days before each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting.

(3) Minutes. The Secretary shall be responsible for keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting.

(4) Receipt of Notice. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or secretary at the Board's office. Such persons shall furnish a mailing address in writing and may be required to pay the cost of the copying and mailing. Persons wishing to receive by e-mail, notices of agendas of meetings may so advise the District Manager in writing and shall furnish the District Manager with an operating e-mail address.

(5) Emergency Meeting. The chair or the vice-chair if the chair is unavailable, may convene an emergency meeting of the Board without first having complied with Subsections (1), (2), and (4), to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the chair shall make reasonable efforts to notify all Board members of an emergency meeting 24 hours in advance. Reasonable efforts may include telephone notification. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date, and place of

the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation in the District. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.

(6) Public Comment. The Board shall set aside a reasonable amount of time at each regular meeting for public comment, which time for audience comment shall be identified in the agenda, and members of the public shall be permitted to provide comment on any proposition or matter before the Board. Persons wishing to address the Board may be required to notify the secretary of the Board prior to the "audience comment" section on the agenda. In its discretion, the Board may limit the length of any one speaker in the interest of time or fairness to other speakers. Policies governing public comment may be adopted by resolution of the Board in accordance with Florida law.

(7) Budget Hearing. Notice of hearing on the annual budget shall be in accordance with Section 190.008, Florida Statutes.

(8) Continuances. Any meeting of the Board or any item or matter included on the agenda or coming before the Board at a noticed meeting may be continued without re-notice or re-advertising provided that the continuance is to a specified date, time and location publicly announced at the Board meeting where the item or matter came before the Board.

Specific Authority: 190.005, 190.011(5), 190.011(15), 120.525, 120.53, 120.54(5), F.S.

Law Implemented: 190.006, 190.007(1), 190.008, 120.525, 120.53, 120.54, 286.105, 286.011, 286.0114, F.S.

## 1.5 Rulemaking Proceedings.

(1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to the applicable provisions of Chapter 120, Florida Statutes, and these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District.

### (2) Notice of Rule Development.

(a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of proposed rules by publication of a notice of rule development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by paragraph (3). The notice of rule development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the specific legal authority for the proposed rule, and a statement of how a person may promptly obtain a copy of any preliminary draft, if available.

(b) All rules should be drafted in accordance with Chapter 120, F.S.

### (3) Notice of Proceedings and Proposed Rules.

(a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, setting forth a short, plain explanation of the purpose and effect of the proposed action; a reference to the specific rulemaking authority pursuant to which the rule is adopted; and a reference to the section or subsection of the Florida Statutes or the Laws of Florida being implemented, interpreted, or made specific. The notice shall include a summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2), and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within 21 days after publication of the notice. The notice must state the procedure for requesting a public hearing on the proposed rule unless one is otherwise scheduled. Except when the intended action is the repeal of a rule, the notice shall include a reference both to the date on which and to the place where the notice of rule development that is required by subsection (2) appeared.

- (b) The notice shall be published in a newspaper of general circulation in the District not less than 28 days prior to the intended action. The proposed rule shall be available for inspection and copying by the public at the time of the publication of notice.
- (c) The notice shall be mailed to all persons named in the proposed rule and to all persons who, at least 14 days prior to such mailing, have made requests of the district for advance notice of its proceedings.

(4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the District Chair must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.

(5) Petitions to Initiate Rulemaking. All petitions for the initiation of rulemaking proceedings pursuant to Section 120.54(7), Florida Statutes, must contain the name, address, and telephone number of the Petitioner, specific action requested, specific reason for adoption, amendment, or repeal, the date submitted, and shall specify the text of the proposed rule and the facts showing that the Petitioner is regulated by the District or has a substantial interest in the rule or action requested. Petitions to initiate rulemaking shall be filed with the District. The Board shall then act on the petition in accordance with Section 120.54(7), Florida Statutes (1997), except that copies of the petition shall not be sent to the Administrative Procedures Committee.

(6) Rulemaking Materials. After the publication of the notice to initiate rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of cost of copies, the following materials:

- (a) The text of the proposed rule, or any amendment or repeal of any existing rules;
- (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
- (c) A copy of the statement of estimated regulatory costs if required by Section 120.541; and
- (d) The published notice.

(7) Rulemaking Proceedings - No Hearing. When no hearing is requested and the Board chooses not to initiate a hearing on its own, or if the rule relates exclusively to organization, practice or procedure, the Board may direct the proposed rule be filed with the District Office no less than twenty-eight (28) days following notice. Such direction may be given by the Board either before initiating the rule-adoption process or after the expiration of the twenty-one (21) days during which

affected persons may request a hearing.

(8) Rulemaking Proceedings - Hearing. If the proposed rule does not relate exclusively to organization, practice or procedure, the District shall provide (upon request) a public hearing for the presentation of evidence, argument and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay or disruption of the proceedings. Any affected person may request a hearing within twenty-one (21) days after the date of publication of the notice of intent to adopt, amend or repeal a rule.

(9) Request for a Public Hearing.

- (a) A request for a public hearing shall be in writing and shall specify how the person requesting the public hearing would be affected by the proposed rule. The request shall be submitted to the District within 21 days after notice of intent to adopt, amend, or repeal the rule is published as required by law, in accordance with the procedure for submitting requests for public hearing stated in the notice of intent to adopt, amend, or repeal the rule.
- (b) If the notice of intent to adopt, amend, or repeal a rule did not notice a public hearing and the District determines to hold a public hearing, the District shall publish notice of a public hearing in a newspaper of general circulation within the District at least 7 days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing.
- (c) Written statements may be submitted by any person within a specified period of time prior to or following the public hearing. All timely submitted written statements shall be considered by the District and made a part of the rulemaking record.

(10) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of emergency rules shall be published as soon as practical in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District and otherwise complies with these provisions

(11) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54, Florida Statutes.

(12) Variations and Waivers. Variations and waivers from District rules may be granted subject to the provisions and limitations contained in Section 120.542, Florida Statutes.

(13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

Specific Authority: 190.011(5), 190.011(15), 120.54, 190.035, F.S.

Law Implemented: 120.54, 190.035(2), F.S.

## 1.6 Decisions Determining Substantial Interests.

(1) Conduct of Proceedings. A proceeding may be held by the District in response to a written request submitted by a substantially affected person within fourteen (14) days after written notice or published notice of District action or notice of District intent to render a decision. The District notice of action taken or intent to render a decision shall state the time limit for requesting a hearing and shall reference the District's procedural rules. If a hearing is held, the chair shall designate any member of the Board (including the Chair), District Manager, District General Counsel, or other person to conduct the hearing.

The person conducting the hearing may:

1. Administer oaths and affirmations;
  2. Rule upon offers of proof and receive relevant evidence;
  3. Regulate the course of the hearing, including any prehearing matters;
  4. Enter orders;
  5. Make or receive offers of settlement, stipulation, and adjustment.
- (a) The person conducting the hearing shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action.
- (b) The District shall issue a final order within forty-five (45) days:
1. After the hearing is concluded, if conducted by the Board;
  2. After a recommended order is submitted to the Board and mailed to all parties, if the hearing is conducted by persons other than the Board; or
  3. After the Board has received the written and oral material it has authorized to be submitted, if there has been no hearing.

(2) Eminent Domain. After determining the need to exercise the power of eminent domain pursuant to Subsection 190.11(11), Florida Statutes, the District shall

follow those procedures prescribed in Chapters 73 and 74, Florida Statutes. Prior to exercising the power of eminent domain, the District shall:

- (a) Adopt a resolution identifying the property to be taken;
- (b) If the property is beyond the boundaries of the District, obtain approval by resolution of the governing body of the county if taking will occur in an unincorporated area, or of the municipality if the taking will occur within the municipality.

Specific Authority: 190.011(5), 190.011(15), F.S.  
Law Implemented: 190.011(11), F.S.

1.7 Purchasing, Contracts, Construction and Maintenance.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017, Florida Statutes, the following procedures and rules are outlined for the purchase of professional services, contract services, and goods, supplies, and materials.
- (2) Public Records. All contracts for services shall contain provisions, as required by Section 119.0701, Florida Statutes, that require the contractor or service provider to comply with public records laws.
- (3) Auditing Services. The services of an independent auditor, as required by Florida law, shall be procured in accordance with the requirements and procedures of Section 218.391, Florida Statutes.

Specific Authority: s.s. 119.0701, 190.011(5), 218.391, Fla. Stat.

Law Implemented: s.s. 119.0701, 190.033, 218.391, Fla. Stat.

### 1.7.5 Procedure Under Consultants' Competitive Negotiations Act.

In order to comply with the requirements of Section 287.055, Florida Statutes (regarding certain types of professional services), the following procedures are outlined for selection of firms or individuals to provide professional services exceeding the thresholds herein described and in the negotiation of such contracts.

(1) Definitions.

- (a) "Professional services" means those services within the scope of the practice of architecture, professional engineering, landscape architecture or registered surveying and mapping, as defined by the laws of Florida, or those performed by any architect, professional engineer, landscape architect or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.
- (b) "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for professional services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended from time to time by the State of Florida Department of Management Services to reflect inflation or other measures.
- (c) A "continuing contract" is a contract for professional services (of a type described above), entered into in accordance with this rule, between the District and a firm whereby the firm provides professional services for the District for work of a specified nature with no time limitation, except that the contract shall provide a termination clause.
- (d) "Emergency purchase" is a purchase necessitated by a sudden unexpected turn of events (e.g., acts of God, riot, fires, floods, hurricanes, accidents or any circumstances or cause beyond the control of the Board in the normal conduct of its business) where the Board decides the delay incident to competitive bidding would be detrimental to the interests of the District.

(2) Qualifying Procedures. In order to be eligible to submit a bid proposal, a firm must, at the time of receipt of the bid:

- (a) Hold the required applicable state professional license in good standing.
- (b) Hold all required applicable federal licenses in good standing, if any.
- (c) If the bidder is a corporation, hold a current and active Florida corporate charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes.
- (d) Meet any prequalification requirements set forth in the project or bid specifications.

Evidence of compliance with this Rule may be submitted with the bid, if requested by the District.

(3) Public Announcement. Prior to a public announcement that professional services are required for a project, the Board shall identify the project as meeting the threshold requirement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when professional services are required for a project by publishing a notice providing a general description of the project and the method for interested consultants to apply for consideration. The notice shall appear in at least one newspaper of general circulation in the District and in such other places as the District deems appropriate. The District may maintain lists of persons interested in receiving such notices. Persons who provide their name and address to the District office for inclusion on the list shall receive notices by mail. The Board has the right to reject any and all bids, and such reservation shall be included in the public announcement. Bidders not receiving a contract award shall not be entitled to recover any costs of bid preparation or submittal from the District.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described above regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by firms regarding their qualifications, and/or public presentation, select and list the firms, in order of preference, deemed to be the most highly capable and qualified to perform the required professional services, after considering these and other appropriate criteria:

1. The ability and adequacy of the professional personnel.

2. Past performance for the District and in other professional employment settings.
  3. Willingness to meet time and budget requirements.
  4. Geographic location of the firm's headquarters or office in relation to the project.
  5. Recent, current and projected workloads of the bidder.
  6. Volume of work previously awarded to the bidder.
  7. Whether the firm is a certified minority business enterprise.
- (b) Nothing in these rules shall prevent the District from evaluating and eventually selecting a firm if less than three responses, including responses indicating a desire not to submit a formal bid on a given project, are received.
- (c) If the selection process is administered by any person other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required professional services.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."

- (c) Should the District within twenty-one (21) days be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive and reasonable then unless modified by the Board, negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached within twenty-one (21) days (unless modified by the Board to the contrary) those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with any of the selected firms within twenty-one (21) days (unless modified by the Board to the contrary) additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (e) Once an agreement with a firm or individual is reached, notice of the award or intent to award, including the rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service, and by posting same in the District office for seven (7) days.

(6) Continuing Contract. Nothing in this Rule shall prohibit a continuing contract between a firm or an individual and the District.

(7) Emergency Purchase. The District may make an emergency purchase without complying with these Rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: 190.011(5), F.S.

Law Implemented: 190.011(3), 287.055, 190.033, F.S.

## 1.8 Procedure for Purchasing Contractual Services.

(1) Scope. Purchases for contractual services may, but are not required to, be made by competitive Invitation to Bid or Request for Proposals but are not required to be made through such a competitive selection process. If state or federal law prescribes with whom the District must contract, or establishes the rate of payment, then these Rules shall not apply. A contract involving both goods, supplies and materials plus contractual services may, in the discretion of the Board, be treated as a contract for goods, supplies and materials.

### (2) Definitions.

- (a) "Contractual services" means the rendering by a consultant of time and effort rather than furnishing specific goods or commodities. Contractual services do not include legal (including attorneys, paralegals, court reporters and expert witnesses including appraisers), mediator, artistic, auditing, health, or academic program services, or professional services (as defined in these Rules) and shall generally be considered those services referenced by Section 287.012(7), F.S. Contractual services do not include the extension of an existing contract for services if such extension is provided for in the contract terms.
- (b) "Invitation to Bid" is a solicitation for sealed bids with the title, date and hour of the public bid opening designated specifically. It includes a description of the services sought, applicable terms and conditions, evaluation criteria, including but not limited to price, and provides for a manual signature of an authorized representative.
- (c) "Request for Proposal" is a solicitation for sealed proposals with the title, date and hour of the public opening designated and requiring the manual signature of an authorized representative. It provides a statement for services sought, applicable terms and conditions, and evaluation criteria, including but not limited to price. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, proposal instructions, work detail analysis and evaluation criteria, as necessary.
- (d) "Responsive bid/proposal" means a bid or proposal which conforms in all material respects to bid or Request for Proposal and these rules, and whose cost components are appropriately balanced. A bid/proposal is not responsive if the person or firm submitting the bid fails to meet any requirement relating to the qualifications,

financial stability, or licensing of the bidder.

- (e) "Lowest responsible bid/proposal" means, in the sole discretion of the Board, the bid (i) submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements who has the integrity and reliability to assure good faith performance, (ii) is responsive to the Invitation to Bid/Request for Proposal as determined by the Board, and (iii) is the lowest cost to the District. Minor variations in the bid may be waived by the Board. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids may not be modified after opening.
- (f) "Proposal Most Advantageous to the District" means, in the sole discretion of the Board, the proposal (i) submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements who has the integrity and reliability to assure good faith performance, (ii) that is the most responsive to the Request for Proposal as determined by the Board, and (iii) is for a cost to the District deemed reasonable by the Board. Minor variations in the proposal may be waived by the Board. Mistakes in arithmetic extension of pricing may be corrected by the Board. Proposals may not be modified after opening. To assure full understanding of the responsiveness to the solicitation requirements, discussions may be conducted with qualified proposers. The proposers shall be accorded fair and equal treatment prior to the submittal date with respect to any opportunity for discussion of proposals.

(3) Procedure. When a purchase of contractual services is within the scope of this Rule, the following procedure shall be followed:

- (a) The Board shall cause to be prepared a notice of Invitation to Bid or Request for Proposals, as appropriate.
- (b) Notice of Invitation to Bid or Request for Proposal shall be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least seven (7) days for submittal of bids or proposals unless the Board, for good cause, determines a shorter period of time is appropriate.
- (c) The District may maintain a list of persons interested in receiving notices of invitations to bid or requests for proposals. Persons who provide their name and address to the District office for inclusion on the list shall receive notices by mail.

- (d) Bids shall be opened at the time and place noted on the Invitation to Bid and Request for Proposal. If no response to an Invitation to Bid or Request for Proposal is received, the District may take whatever steps are reasonably necessary in order to proceed with the procurement of contractual services.
- (e) The Board has the right to reject any or all bids or proposals and such reservation shall be included in all solicitations and advertisements. If the bids exceed the amount of funds available to or allocated by the District for this purchase, the bids may be rejected. Bidders not receiving a contract award shall not be entitled to recover any costs of bid preparation or submittal from the District.
- (f) The Lowest and Responsible Bid/Proposal or the most advantageous to the District, as appropriate, shall be accepted. The Board may require bidders to furnish performance and/or other bonds with a responsible surety to be approved by the Board.

(4) Notice. Notice of award or intent to award a contract, including the rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service, and by posting same in the District office for seven (7) days.

(5) Contract Renewal. Renewal of a contract for contractual services shall be in writing and shall be subject to the same terms and conditions set forth in the initial contract, unless otherwise provided in the initial contract. Contracts shall not be renewed for more than two (2) years unless competitively procured. Renewal may be contingent upon satisfactory performance evaluations by the District.

(6) Continuing Contract. Nothing in this Rule shall prohibit a continuing contract between a firm or an individual and the District.

Specific Authority: 190.011(5), F.S.

Law Implemented: 190.011(3), 190.033, F.S.

## 1.9 Purchase of Goods, Supplies or Materials.

(1) Scope. All purchases of goods, supplies or materials shall be purchased in accordance with the provisions of Chapter 287, Florida Statutes (as amended), and under the terms of these Rules. Where the Statute may conflict with this Rule, the Statute shall prevail. Contracts for purchases of "good, supplies and materials" do not include printing, insurance, advertising or legal notices.

(2) Procedure. When a purchase of goods, supplies or materials is within the scope of this Rule, the following is appropriate:

- (a) The Board shall cause to be prepared an Invitation to Bid or Request for Proposal, as appropriate.
- (b) The Notice of Invitation to Bid or Request for Proposal shall be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
- (c) The District may maintain lists of persons interested in receiving notices of invitations to bid or requests for proposals. Persons who provide their name and address to the District office for inclusion on the list shall receive notices by mail.
- (d) Bids or proposals shall be opened at the time and place noted on the Invitation to Bid or Request for Proposal. Bids and proposals shall be evaluated in accordance with the invitation or request and these Rules.
- (e) The Lowest Responsive and Responsible Bid or Proposal shall be accepted; however, the Board shall have the right to reject all bids, either because they are too high or because the Board determines it is in the best interests of the District. In the event the bids exceed the amount of funds available to or allocated by the District for this purchase, the bids may be rejected. The Board may require bidders to furnish performance and/or other bonds with a responsible surety to be approved by the Board.
- (f) Notice of award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service, and by posting same in the District office for seven (7) days.

- (g) If only one response to an Invitation to Bid or Request for Proposal is received, the District may proceed with the procurement for goods, supplies or materials. If no response to an Invitation to Bid or Request for Proposal is received, the District may take whatever steps are reasonably necessary in order to proceed with the procurement of goods, supplies or materials.
- (h) The District may make an emergency purchase without complying with these Rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

(3) Piggybacking. Pursuant to Section 189.053, Florida Statutes, the District may purchase commodities and contractual services, other than services the acquisition of which is governed by Section 287.055, Florida Statutes, from the purchasing agreements of other special districts, municipalities or counties which have procured pursuant to competitive bid, requests for proposals, requests for qualifications, competitive selection, or competitive negotiations and which are otherwise in compliance with general law if the purchasing agreement of the other special district, municipality, or county was procured by a process that would have met the procurements requirements of the purchasing District.

Specific Authority: 189.053, 190.011(5), F.S.

Law Implemented: 189.053, 190.033, F.S.

## 1.10 Contracts for Construction of Authorized Project.

(1) Scope. All contracts for the construction or improvement of any building, structure or other public construction works authorized by Chapter 190, Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20, Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and comply with the bidding procedures of Section 255.20, Florida Statutes, as the same may be amended from time to time. In the event of conflict between these Rules and Section 255.20, Florida Statutes, the latter shall control. A project shall not be divided solely to avoid the threshold bidding requirements.

(2) Bidding Thresholds. The District, when seeking to construct or improve a public building, structure, or other public construction works must competitively award to an appropriately licensed contractor each project that is estimated in accordance with generally accepted cost-accounting principles to cost more than \$300,000. For electrical work, the District must competitively award to an appropriately licensed contractor each project that is estimated in accordance with generally accepted cost-accounting principles to cost more than \$75,000. As used in this section, the term, "competitively award" means to award contracts based on the submission of sealed bids, proposals submitted in response to a request for proposal, proposals submitted in response to a request for qualifications, or proposals submitted for competitive negotiation. This subsection expressly allows contracts for construction management services, design/build contracts, continuation contracts based on unit prices, and any other contract arrangement with a private sector contractor permitted by any applicable municipal or county ordinance, by district resolution, or by state law. For purposes of this section, cost included the cost of all labor, except inmate labor, and the cost of equipment and materials to be used in the construction of the project. The provisions of Section 255.20(1)(b) and (1)(c), Florida Statutes, as amended pertaining to pre-qualification of contractors are applicable to the District. The provisions of this subsection (2) do not apply to those enumerated circumstances set forth in Section 255.20(1)(c), Florida Statutes, as amended. The threshold amounts set forth herein shall be adjusted by the percentage change in the Engineering News-Record's Building Cost Index from January 1, 2009, to January 1 of the year in which the project is scheduled to begin.

### (3) Procedure.

- (a) The solicitation of competitive bids or proposals for any District construction project that is projected to cost more than \$200,000 shall be publicly advertised at least once in a newspaper of general circulation in the County in which the District is located at least 21

days prior to the established bid opening and at least 5 days prior to any scheduled pre-bid conference. The solicitation of competitive bids or proposals for any District construction project that is projected to cost more than \$500,000 shall be publicly advertised in a newspaper of general circulation in the County where the District is located at least 30 days prior to the established bid opening and at least 5 days prior to any scheduled pre-bid conference. Bids or proposals shall be received and opened at the location, date, and time established in the bid or proposal advertisement. In cases of emergency, the procedures required in this subsection (a) may be altered by the District Board of Supervisors in any manner that is reasonable under the emergency circumstances. If the location, date, or time of the bid opening changes, written notice of the change must be given by the District, as soon as practicable after the change is made, to all persons who are registered to receive any addenda to the plans and specifications. As used in this subsection, the term "emergency" means an unexpected turn of events that causes: (i) an immediate danger to the public health or safety; or (ii) an immediate danger of loss of public or private property; or (iii) an interruption in the delivery of an essential government service.

- (b) The District may maintain lists of persons interested in receiving notices of Invitations to Bid or Requests for Proposals. Persons who provide their name and address to the District office for inclusion on the list shall receive notices by mail.
- (c) In order to be eligible to submit a bid or proposal, a firm or individual must, at the time of receipt of the bids or proposals:
  - (1) Hold the required applicable state professional license in good standing.
  - (2) Hold all required applicable federal licenses in good standing, if any.
  - (3) Hold a current and active Florida corporate charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes, if the bidder is a corporation.
  - (4) Meet any special prequalification requirements set forth in the bid proposal specifications.

Evidence of compliance with these Rules may be submitted with the bid, if required by the District.

- (d) Bids or proposals shall be opened at the time, date and place noted on the Invitation to Bid or Request for Proposal. Bids and proposals shall be evaluated in accordance with the invitation or request and these Rules.
- (e) To assist in the determination of the lowest responsive and responsible bidder, the District Representative may invite public presentation by firms regarding their qualifications, approach to the project, and ability to perform the contract in all respects.
- (f) In determining the lowest responsive and responsible bidder, the District Representative may consider, in addition to factors described in the Invitation to Bid or Request for Proposal, the following:
  - 1. The ability and adequacy of the professional personnel.
  - 2. Past performance for the District and in other professional employment settings.
  - 3. Willingness to meet time and budget requirements.
  - 4. Geographic location of the firm headquarters or office in relation to the project.
  - 5. Recent, current and projected workloads of the bidder.
  - 6. Volume of work previously awarded to the bidder.
  - 7. Whether the cost components of the bid response are appropriately balanced.
- (g) The Lowest Responsive and Responsible Bid/Proposal shall be accepted; however, the Board shall have the right to reject all bids, either because they are too high or because the Board determines it is in the best interests of the District. The Board may require bidders to furnish performance and/or other bonds with a responsible surety to be approved by the Board. If the Board receives fewer than three responses to an Invitation to Bid or Request for Proposal, the Board, may, in its discretion, re-advertise for additional bids without rejecting any submitted bid. In the event the bids exceed the amount

of funds available to or allocated by the District for this purchase, the bids may be rejected. Bidders not receiving a contract award shall not be entitled to recover any costs of bid preparation or submittal from the District.

(h) Notice of the award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service, and by posting the same in the District office for seven (7) days.

Specific Authority: 190.011(5); 255.20, F.S.

Law Implemented: 190.033; 255.20; 255.0525, F.S.

## 1.11 Contracts for Maintenance Services.

(1) Scope. All contracts for maintenance of any District facility or project shall be let under the terms of these Rules if the cost exceeds the amount provided in Sections 287.017(1) and (2), Florida Statutes, for CATEGORY FOUR, as such category may be indexed or amended from time to time by the State of Florida Department of Management Services. The maintenance of these facilities or projects may involve the purchase of contractual services and/or goods, supplies or materials as defined in herein. Where a contract for maintenance of such a facility or project includes goods, supplies or materials and/or contractual services, the District may, in its sole discretion, award the contract according to the Rules in this subsection in lieu of separately bidding for maintenance, goods, supplies or materials, and contractual services. However, a project shall not be divided solely in order to avoid the threshold bidding requirements.

### (2) Procedure.

- (a) Notice of Invitation to Bid or Request for Proposal shall be advertised at least once in a newspaper of general circulation in the County. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
- (b) The District may maintain lists of persons interested in receiving notices of invitations to bid or requests for proposals. Persons who provide their name and address to the District office for inclusion on the list shall receive notices by mail.
- (c) In order to be eligible to submit a bid or proposal, a firm or individual must, at the time of receipt of the bids or proposals:
  - (1) Hold the required applicable state professional license in good standing.
  - (2) Hold all required applicable federal licenses in good standing, if any.
  - (3) Hold a current and active Florida corporate charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes if the bidder is a corporation.
  - (4) Meet any special prequalification requirements set forth in the bid proposal specifications.

Evidence of compliance with this Rule may be submitted with the bid, if required by the District.

- (d) Bids or proposals shall be opened at the time, date and place noted on the Invitation to Bid or Request for Proposal. Bids and proposals shall be evaluated in accordance with the invitation or request and these Rules.
- (e) To assist in the determination of the lowest responsive and responsible bidder, the District Representative may invite public presentation by firms regarding their qualifications, approach to the project, and ability to perform the contract in all respects.
- (f) In determining the lowest responsive and responsible bidder, the District Representative may consider, in addition to factors described in the Invitation to Bid or Request for Proposal, the following:
  - 1. The ability and adequacy of the professional personnel.
  - 2. Past performance for the District and in other professional employment settings.
  - 3. Willingness to meet time and budget requirements.
  - 4. Geographic location of the firm headquarters or office in relation to the project.
  - 5. Recent, current and projected workloads of the bidder.
  - 6. Whether the firm is a certified minority business enterprise.
  - 7. Volume of work previously awarded to the bidder.
  - 8. Whether the cost components of the bid response are appropriately balanced.
- (g) The lowest responsive and responsible bid/proposal shall be accepted; however, the Board shall have the right to reject all bids, either because they are too high or because the Board determines it is in the best interests of the District. The Board may require Bidders to furnish performance and/or other bonds with a responsible surety. If the Board receives fewer than three responses, the Board may, in

its discretion, re-advertise for additional bids without rejecting any submitted bid. In the event the bids exceed the amount of funds available to or allocated by the District for this purchase, the bids may be rejected. Bidders not receiving a contract award shall not be entitled to recover any costs of bid preparation or submittal from the District.

- (h) Notice of the award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service, and by posting the same in the District office for seven (7) days.

Specific Authority: 190.011(5), F.S.

Law Implemented: 190.033, F.S.

## 1.12 Purchase of Insurance.

(1) Scope. The purchase of life, health, accident, hospitalization, legal expense or annuity insurance, or all or any kind of such insurance for the officers and employees of the District, and for health, accident, hospitalization and legal expense insurance for the dependents of such officers and employees upon a group insurance plan by the District, shall be governed by these Rules. Nothing in this Rules shall require the District to purchase insurance.

(2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:

- (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
- (b) Notice of Invitation to Bid shall be advertised at least once in a newspaper of general circulation in the County and in the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
- (c) The District may maintain a list of persons interested in receiving notices of invitations to bid. Persons who provide their name and address to the District office for inclusion on the list shall receive notices by mail.
- (d) Bids shall be opened at the time and place noted on the Invitation to Bid.
- (e) If only one response to an Invitation to Bid is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
- (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
- (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies which have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to District

officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, past performance for the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall need of the District, its officers, employees and/or dependents.

- (h) Notice of the award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service, and by posting the same in the District office for seven (7) days.

Specific Authority: 190.011(5), F.S.

Law Implemented: 112.08, F.S.

### 1.13 Bid Protests Under Consultants' Competitive Negotiations Act.

Notwithstanding any other provision in these Rules, the resolution of any protests regarding the decision to solicit or award a contract for a bid or proposal under Section 1.7 shall be in accordance with this section.

(1) Notice. The District shall give all bidders written notice of its decision to award or intent to award a contract (including rejection of some or all bids) by United States Mail, by hand delivery, or by overnight delivery service, and by posting same in the District office for seven (7) days. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 1.13 of the Rules of the Eureka Grove Community Development District shall constitute a waiver of proceedings under those Rules."

(2) Filing. Any person who is affected adversely by the District's decision or intended decision shall file with the District a notice of protest within seventy-two (72) hours after the posting of the final bid tabulation or after receipt of the notice of the District decision or intended decision, and shall file a formal written protest within seven (7) days after the date of filing of the notice of protest. The notice of protest shall identify the procurement by title and number or any other language that will enable the District to identify it, shall state that the person intends to protest the decision, and shall state with particularity the law and facts upon which the protest is based. With respect to a protest of the specifications contained in an Invitation to Bid or in a Request for Proposals, the notice of protest shall be filed in writing within seventy-two (72) hours after the receipt of notice of the project plans and specifications (or intended project plans and specifications) in an Invitation to Bid or Request for Proposals, and the formal written protest shall be filed within seven (7) days after the date the of notice of protest is filed. Failure to file a notice of protest (or failure to file a formal written protest) shall constitute a waiver of all further proceedings.

(3) Award Process. Upon receipt of a notice of protest which has been timely filed, the District shall stop the bid solicitation process (or the contract and award process) until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances which require the continuance of the process without delay in order to avoid an immediate and serious danger to the public health, safety, or welfare, the award process may continue.

(4) Mutual Agreement. The District, on its own initiative or upon the request of a protester, shall provide an opportunity to resolve the protest by mutual agreement between the parties within (7) days (excluding Saturdays, Sundays and legal holidays) upon receipt of a formal written request.

(5) Proceedings. If the subject of a protest is not resolved by mutual agreement, a proceeding shall be conducted in accordance with the procedural guidelines set forth in Section 1.6.

Specific Authority: 120.57(3), 190.011(5), F.S.

Law Implemented: 120.57(3), 190.033, F.S.

#### 1.14 Bid Protests Relating To Any Other Award.

The resolution of any protests regarding Bid Documents or the decision to award a contract for a bid or proposal shall be in accordance with section 1.14.

- (1) Notice. The District shall give all bidders or proposers written notice of a decision to award or to reject all bids by posting the notice in the District Office for seven (7) days, with a copy being provided to all submitting firms by United States Mail or by hand delivery. The notice shall include the following statement: "Failure to file a written protest with the District within seventy-two (72) hours following the receipt of notice of the District's decision to award a contract shall constitute a waiver of any objection to the award of such contract."
- (2) Filing.
  - (a) Any firm or person who is affected adversely by a District decision to award a contract shall file with the District a written notice of protest within seventy-two (72) hours after receipt of the notice of the District's decision, and shall file a formal written protest with the District within seven (7) calendar days after timely filing the initial notice of protest. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt of the District. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the District's decision or contract award. The formal written protest shall state with particularity the facts and law upon which the protest is based.
  - (b) With respect to a protest regarding the Bid Documents, including specifications or other requirements contained in an Invitation to Bid or in a Request for Proposals, the notice of protest shall be filed in writing within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest with respect to the aforesaid plans, specifications or contract documents.

- (3) Award Process. Upon receipt of a timely filed notice of protest, the District shall abate the contract award process until the protest is resolved by final Board action. However, if the District determines particular facts and circumstances require the continuance of the contract award process without delay in order to avoid immediate and serious danger to the public health, safety, or welfare, the contract award process may continue. In such circumstances, the contract awarded shall be conditioned on the outcome of the protest.
  
- (4) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be posted in the office of the District not less than three (3) calendar days prior to such informal proceeding, with copy being mailed to the protestant and any substantially affected person or parties. Within fifteen (15) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
  
- (5) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided above, the District shall schedule a formal hearing to resolve the protest in accordance with the procedural guidelines set forth in Section 1.6.

Specific Authority: 120.53(5), 190.011(5), F.S.

Law Implemented: 190.033, F.S.

1.15 Design-Build Contract Competitive Proposal Selection Process.

- (1) Scope. The District may utilize design-build contracts for any public construction project for which the Board determines that use of such contracts in the best interest of the District. When letting a design/build contract, the District shall use the following procedure:
  - (a) The District shall utilize a design criteria professional meeting the requirements of Section 287.055(2)(k) when developing a design criteria package, evaluating the responses or bids submitted by design-build firms, and determining compliance of the project construction with the design criteria package. The design criteria professional may be an employee of the District or may be retained using Section 4.6, Procedure Under Consultant's Competitive Negotiations Act.
  - (b) A design criteria package for the construction project shall be developed and sealed by the design criteria professional. The package shall include concise, performance -oriented drawings or specifications of the project, and shall include sufficient information to put interested firms on notice of substantially all of the requirements of the project. If the project utilizes existing plans, the design criteria professional shall create a design criteria package by supplementing the plans with project specific requirements, if any. All design criteria packages shall require firms to submit information regarding the qualifications, availability and past work of the firms, including the partners and members thereof.
  - (c) The Board, in consultation with the design criteria professional, shall establish the standards and procedures for the evaluation of design-build proposals based on price, technical, and design aspects of the project, weighted for the project.
  - (d) After the design criteria package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited, pursuant to the design criteria by the following procedure:
    1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the County in which the District is located. The notice shall allow at least seven (7) days for submittal of proposals, unless the Board, for good cause, determines a shorter period of time is appropriate.

2. The District may maintain qualifications information, including: capabilities, adequacy of personnel, past record, experience, whether the firm is a certified minority business enterprise as defined by the Florida Small Business and Minority Assistance Act of 1985, and other factors, on design-build firms. Such firms shall receive a copy of the request for proposals by mail.
3. In order to be eligible to submit a proposal a firm must, at the time of receipt of the proposals:
  - (a) Hold the required applicable state professional license in good standing, as defined by Section 287.055(2)(h), Florida Statutes;
  - (b) Hold all required applicable federal licenses in good standing, if any;
  - (c) Hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes, if the bidder is a corporation;
  - (d) Meet any special prequalification requirements set forth in the design criteria package.

Evidence of compliance with these Rules may be submitted with the bid, if required by the District.

- (e) The Board shall select no fewer than three (3) design-build firms as the most qualified, based on the information submitted in the response to the request for proposals, and in consultation with the design criteria professional, shall evaluate their proposals based on the evaluation standards and procedures established prior to the solicitation of requests for proposal.
- (f) The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards, and shall establish a price which the Board determines to be fair, competitive, and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive and reasonable,

negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Failing accord with the second most qualified firm, the Board must terminate negotiations. The Board shall then undertake negotiations with the third firm. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached.

- (g) After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
- (h) The design criteria professional shall evaluate the compliance of the project construction with the design criteria package, and shall provide the Board with a report of the same.

- (2) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified design-build firm available at the time. The fact that an emergency purchase has occurred shall be noted in the minutes of the next Board meeting.

Specific Authority: s.s. 190.011(5), F.S.

Law Implemented: s.s. 190.033, 255.20, F.S.

2.0 Effective Date.

These Rules shall be effective \_\_\_\_\_, 2019, except that no election of officers required by these Rules shall be required until after the next regular election for the Board of Supervisors.

# Eureka Grove

Community Development District

Funding Request #3

October 18, 2019

	<b>PAYEE</b>		<b>GENERAL FUND</b>
<b>1</b>	<b>ALM Media LLC</b>		
	Inv# 427610 - Notice of Public Hearing	\$	185.82
<b>2</b>	<b>Billing, Cochran, Lyles, Mauro, Ramsey, P.A.</b>		
	Inv# 158156 - General Course (Aug 19)	\$	2,755.00
<b>3</b>	<b>Egis Insurance &amp; Risk Advisors</b>		
	Inv# 9887 - Insurance FY2020	\$	5,000.00
	Credit on FR#1	\$	(2,500.00)
<b>4</b>	<b>GMS-SF, LLC</b>		
	Inv# 2 - Management Fees & Expenses (Sep 19)	\$	2,249.20
	Inv# 3 - Management Fees & Expenses (Oct 19)	\$	2,083.33
	<b>TOTAL</b>	<b>\$</b>	<b>9,773.35</b>

Please make check payable to:

**Eureka Grove Community Development District**  
5385 N Nob Hill Road  
Sunrise, FL 33351

**EUREKA GROVE  
COMMUNITY DEVELOPMENT DISTRICT**

**BALANCE SHEET  
September 30, 2019**

	<u>General Fund</u>
<b><u>ASSETS:</u></b>	
CASH	\$5,719
DUE FROM DEVELOPER	\$9,872
DUE FROM CAPITAL	\$0
	<hr/>
<b>TOTAL ASSETS</b>	<b>\$15,590</b>
	<hr/> <hr/>
 <b><u>LIABILITIES:</u></b>	
ACCOUNTS PAYABLE	\$9,872
DUE TO OTHER	\$0
 <b><u>FUND EQUITY AND OTHER CREDITS:</u></b>	
RETAINED EARNINGS UNRESERVED	\$5,719
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$15,590</b>
	<hr/> <hr/>

**EUREKA GROVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

Statement of Revenues & Expenditures  
For the Period Ended September 30, 2019

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 09/30/19</u>	<u>ACTUAL THRU 09/30/19</u>	<u>VARIANCE</u>
<b><u>Income</u></b>				
Developer Contributions	\$11,225	\$9,354	\$17,372	\$8,017
<b>Total Income</b>	<b>\$11,225</b>	<b>\$9,354</b>	<b>\$17,372</b>	<b>\$8,017</b>
<b><u>Expenditures</u></b>				
<i><u>Administrative</u></i>				
Engineering	\$2,000	\$1,667	\$0	\$1,667
Arbitrage	\$0	\$0	\$0	\$0
Dissemination	\$0	\$0	\$0	\$0
Assessment Roll	\$0	\$0	\$0	\$0
Attorney	\$0	\$0	\$5,539	(\$5,539)
Annual Audit	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$0
Management Fees	\$5,000	\$4,167	\$4,000	\$167
Computer Time	\$0	\$0	\$0	\$0
Telephone	\$0	\$0	\$0	\$0
Postage	\$150	\$125	\$20	\$105
Printing & Binding	\$150	\$125	\$146	(\$21)
Insurance	\$2,500	\$0	\$0	\$0
Legal Advertising	\$625	\$521	\$1,637	(\$1,116)
Other Current Charges	\$150	\$125	\$0	\$125
Website Admin	\$500	\$417	\$167	\$250
Office Supplies	\$0	\$0	\$44	(\$44)
Dues, Licenses & Subscrip	\$150	\$150	\$100	\$50
First Quarter Operating	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$11,225</b>	<b>\$7,296</b>	<b>\$11,653</b>	<b>(\$4,357)</b>
<b>Excess Revenues/Expen</b>	<b>\$0</b>		<b>\$5,719</b>	
<b>Retain Earnings - Beginning</b>			<b>\$0</b>	
<b>Retain Earnings - Ending</b>			<b>\$5,719</b>	