



**RIVERSIDE PARK
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 17, 2025
6:30 P.M.**

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

www.riversideparkcdd.org

786.347.2711 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

**AGENDA
RIVERSIDE PARK
COMMUNITY DEVELOPMENT DISTRICT**
Meeting Room at Mercedes Benz of Cutler Bay
10701 SW 211th Street
Cutler Bay, Florida 33189
REGULAR BOARD MEETING
March 17, 2025
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Welcome and Seat Incumbent Ingrid Ojeda to Seat #4 and Administer the Oath of Office
- E. Welcome and Seat Nelson Ojeda to Seat #5 and Administer the Oath of Office
- F. Declare Vacancy to Seat #3
- G. Consider Appointment to Vacant Seat #3 and Administer the Oath of Office
- H. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- I. Additions or Deletions to Agenda
- J. Comments from the Public for Items Not on the Agenda
- K. Approval of Minutes
 - 1. October 21, 2024 Regular Meeting.....Page 2
- L. Old Business
- M. New Business
 - 1. Consider Resolution No. 2025-01 – Approving a Proposed Budget for FY 2025/2026.....Page 6
 - 2. Consider Resolution No. 2025-02 – Registered Agent Change.....Page 13
 - 3. Ratify & Approved the Pressure Cleaning Man Proposal for the Pressure Cleaning of the Monuments & the Columns.....Page 15
 - 4. Ratify & Approved the Elite Property Services Proposal for the Painting of Monument Signage.....Page 20
- N. Administrative Matters
- O. Board Members/Staff: Additional Comments/Requests
- P. Adjourn



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142053	599314	Print Legal Ad-IPL01977770 - IPL0197777		\$671.04	2	45 L

Attention: Laura J. Archer

Riverside Park Community Development District
 c/o Special District Services, Inc.
 2501A Burns Road
 Palm Beach Gardens, Florida 33410
 LArcher@sdsinc.org

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
 FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Riverside Park Community Development District will hold Regular Meetings in a Meeting Room at the Mercedes Benz of Cutler Bay, located at 10701 SW 211th Street, Cutler Bay, Florida 33189 at 6:30 p.m. on the following dates:

- October 21, 2024**
- March 17, 2025**
- May 19, 2025**
- August 18, 2025**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT

www.riversideparkcdd.org
 IPL0197777
 Oct 10 2024

**PUBLISHED DAILY
 MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

10/10/24

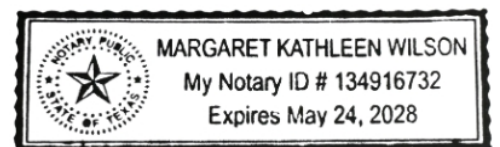
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of two years next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 10th day of October in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 21, 2024**

A. CALL TO ORDER

The October 21, 2024, Regular Board Meeting of the Riverside Park Community Development District (the “District”) was called to order at 6:37 p.m. in a Meeting Room at Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 10, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Lorraine Torres, Vice Chairman Lariel Torres, and Supervisor Ingrid Ojeda constituted a quorum and it was in order to proceed with the meeting.

Staff also in attendance were: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present was Nelson Ojeda, a member of the public.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mrs. Perez advised of the following additions to the agenda:

Consider Ratification and Approval of Trimscape Landscaping Tree Trimming Proposal under New Business.

Financial Update under Administration Matters.

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

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

F. APPROVAL OF MINUTES

1. May 20, 2024, Regular Board Meeting

A MOTION was made by Supervisor Ingrid Ojeda, seconded by Chairperson Lorraine Torres and passed unanimously approving the minutes of the May 20, 2024, Regular Board Meeting, as presented.

2. June 3, 2024, Public Hearing & Special Board Meeting

A **MOTION** was made by Supervisor Ingrid Ojeda, seconded by Chairperson Lorraine Torres and passed unanimously approving the minutes of the June 3, 2024, Public Hearing & Special Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2023/2024 Amended Budget

Mrs. Perez presented Resolution No. 2024-06, entitled:

RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2024. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Ingrid Ojeda, seconded by Chairperson Lorraine D. Torres and unanimously passed adopting Resolution No. 2024-06, adopting a Fiscal Year 2023/2024 Amended Budget.

2. Consider Resolution No. 2024-07 – Adopting Goals and Objectives

Mrs. Perez presented Resolution No. 2024-07, entitled:

RESOLUTION 2024-07

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

Mr. George provided an overview of the Resolution Adopting Goals and Objectives.

A **MOTION** was made by Supervisor Ingrid Ojeda, seconded by Chairperson Lorraine D. Torres and unanimously passed adopting Resolution No. 2024-07, as presented.

3. Consider Ratification and Approval of Trimscape Tree Trimming Proposal

Mrs. Perez provided the Trimscape Landscape Proposal/Invoice 6457 dated September 28, 2024, for the trimming of trees along the common area off Old Cutler Road in the amount of \$250. This was authorized by the Chair and the work had been completed the same day, taking advantage that the workers and equipment being onsite to avoid additional costs.

A **MOTION** was made by Supervisor Lariel Torres, seconded by Chairperson Lorraine D. Torres and unanimously passed adopting Resolution No. 2024-07, as presented

I. ADMINISTRATIVE MATTERS

1. Miami-Dade County Supervisor of Elections' 2024 Qualified Candidate Results

Mrs. Perez advised, pursuant to the Miami-Dade County Supervisor of Elections' office website https://www.voterfocus.com/CampaignFinance/candidate_pr.php?c=miamidade, the following:

Incumbent Mrs. Lorraine Torres, holding Seat 3, did not qualify.

Incumbent Mrs. Ingrid Ojeda holding Seat 4, qualified and is Active and Un-opposed

District resident, Nelson Ojeda ran for Seat 5 and is Active and Un-opposed

2. Accept and Receive 2024 Engineer's Report

Mrs. Perez presented the Annual Engineer's Report, which was provided in the meeting book for the Board's review.

A **MOTION** was made by Supervisor Ingrid Ojeda, seconded by Supervisor Lariel Torres and unanimously passed accepting and receiving the District's 2024 Annual Engineer's Report, as presented.

3. Financial Update

Mrs. Perez presented the financials via handout and briefly reviewed them with the Board, pointing out that available funds as of September 30, 2024, were \$337,915.58.

A **MOTION** was made by Supervisor Ingrid Ojeda, seconded by Chairperson Lorraine D. Torres and passed unanimously ratifying and approving the financials, as presented.

J. BOARD MEMBER/STAFF CLOSING COMMENTS

1. District Counsel Update on 2024 Florida Legislative Session

Mr. George went over the review of the 2024 Florida Legislative Session with the Board and elaborated on the portion related to the Goals and Objectives (addressed during a previous agenda item).

2. District Counsel Supplement to Legislative Session

Mr. George went over the Supplement to the Legislative Update that was presented in the meeting materials.

The Board directed District management to notify Trimscape of the handprints that were left behind on the monuments during the recent application of mulch; and further authorizing/directing District management to gather proposals for the services of soft wash pressure cleaning, if needed, and presenting

the Chairperson with proposals for consideration. If pressure cleaning is deemed necessary and is approved, this action can be ratified at a future meeting.

The next meeting is scheduled for March 17, 2025, and will include the proposed budget.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Chairperson Lorraine Torres, seconded by Supervisor Ingrid Ojeda and passed unanimously adjourning the Regular Board Meeting at 6:51 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 19, 2024 at 6:30 p.m. in the Mercedes Benz of Cutler Bay, 10701 SW 211th Street, Cutler Bay, Florida 33189, and/or utilizing communications media technology (whichever is applicable) for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 17th day of March, 2025.

ATTEST:

**RIVERSIDE PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Riverside Park
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 ANNUAL BUDGET
REVENUES	
Administrative Assessments	62,975
Maintenance Assessments	39,774
Debt Assessments	118,812
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 222,761
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Lawn/Landscape Maintenance	16,500
Entrance Features	1,000
Miscellaneous Maintenance/Improvements	6,613
Border Hedge/Monument/Fence	8,275
Nutritional Control/Mulch	3,500
Engineering/Inspections	1,500
Contingency/Reserve	0
TOTAL MAINTENANCE EXPENDITURES	\$ 37,388
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	6,000
Employer Taxes - Payroll	480
Management	21,516
Secretarial	2,700
Legal	8,000
Assessment Roll	3,500
Audit Fees	3,600
Insurance	7,100
Legal Advertisements	2,300
Miscellaneous	800
Postage	200
Office Supplies	450
Dues & Subscriptions	175
Trustee Fee	4,100
Continuing Disclosure Fee	250
Website Management	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 62,921
TOTAL EXPENDITURES	\$ 100,309
REVENUES LESS EXPENDITURES	\$ 122,452
Bond Payments	(111,683)
BALANCE	\$ 10,769
County Appraiser & Tax Collector Fee	(4,431)
Discounts For Early Payments	(8,863)
EXCESS/ (SHORTFALL)	\$ (2,525)
Carryover Funds From Prior Year	2,525
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 ANNUAL BUDGET	COMMENTS
REVENUES				
Administrative Assessments	63,607	63,081	62,975	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	39,774	39,774	39,774	Expenditures/.94
Debt Assessments	118,812	118,812	118,812	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	18,071	600	1,200	Estimated At \$100 Per Month
TOTAL REVENUES	\$ 240,264	\$ 222,267	\$ 222,761	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Lawn/Landscape Maintenance	12,750	16,500	16,500	No Change From 2024/2025 Budget
Entrance Features	0	1,000	1,000	No Change From 2024/2025 Budget
Miscellaneous Maintenance/Improvements	0	6,613	6,613	No Change From 2024/2025 Budget
Border Hedge/Monument/Fence	0	8,275	8,275	No Change From 2024/2025 Budget
Nutritional Control/Mulch	0	3,500	3,500	No Change From 2024/2025 Budget
Engineering/Inspections	1,124	1,500	1,500	No Change From 2024/2025 Budget
Contingency/Reserve	0	0	0	Currently \$16,270 In Available Funds
TOTAL MAINTENANCE EXPENDITURES	\$ 13,874	\$ 37,388	\$ 37,388	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,800	6,000	6,000	No Change From 2024/2025 Budget
Employer Taxes - Payroll	214	480	480	Projected At 8% Of Supervisor Fees
Management	20,316	20,916	21,516	CPI Adjustment
Secretarial	2,700	2,700	2,700	No Change From 2024/2025 Budget
Legal	8,262	8,000	8,000	No Change From 2024/2025 Budget
Assessment Roll	3,500	3,500	3,500	No Change From 2024/2025 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Insurance	6,370	7,000	7,100	Fiscal Year 2024/2025 Expenditure Was \$6,625
Legal Advertisements	1,989	2,000	2,300	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	459	825	800	\$25 Decrease From 2024/2025 Budget
Postage	187	200	200	No Change From 2024/2025 Budget
Office Supplies	412	450	450	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	4,080	4,100	4,100	No Change From 2024/2025 Budget
Continuing Disclosure Fee	250	250	250	No Change From 2024/2025 Budget
Website Management	1,750	1,750	1,750	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 56,864	\$ 61,846	\$ 62,921	
TOTAL EXPENDITURES	\$ 70,738	\$ 99,234	\$ 100,309	
REVENUES LESS EXPENDITURES	\$ 169,526	\$ 123,033	\$ 122,452	
Bond Payments	(113,182)	(111,683)	(111,683)	2026 Principal & Interest Payments
BALANCE	\$ 56,344	\$ 11,350	\$ 10,769	
County Appraiser & Tax Collector Fee	(2,136)	(4,433)	(4,431)	Two Percent Of Total Tax Roll
Discounts For Early Payments	(8,367)	(8,867)	(8,863)	Four Percent Of Total Tax Roll
EXCESS/ (SHORTFALL)	\$ 45,841	\$ (1,950)	\$ (2,525)	
Carryover Funds From Prior Year	0	1,950	2,525	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 45,841	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,447	400	500	Projected Interest For FY 2025/2026
NAV Tax Collection	113,182	111,683	111,683	Maximum Debt Service Collection
Total Revenues	\$ 114,629	\$ 112,083	\$ 112,183	
EXPENDITURES				
Principal Payments	61,000	65,000	69,000	Principal Payment Due In 2026
Interest Payments	49,170	46,378	42,572	Interest Payments Due In 2026
Bond Redemption	0	705	611	Estimated Excess Debt Collections
Total Expenditures	\$ 110,170	\$ 112,083	\$ 112,183	
Excess/ (Shortfall)	\$ 4,459	\$ -	\$ -	

Series 2023 Bond Modification Information

Original Par Amount =	\$910,000	May 1st
Interest Rate =	5.68%	May 1st & November 1st
Modification Date =	June 2023	
Maturity Date =	May 2034	
Par Amount As Of 1/1/25 =	\$849,000	

Riverside Park Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment <u>Before Discount*</u>	Fiscal Year 2023/2024 Assessment <u>Before Discount*</u>	Fiscal Year 2024/2025 Assessment <u>Before Discount*</u>	Fiscal Year 2025/2026 Projected Assessment <u>Before Discount*</u>
Administrative	\$ 299.45	\$ 307.85	\$ 307.72	\$ 307.20
Maintenance	\$ 194.91	\$ 194.03	\$ 194.03	\$ 194.03
<u>Debt</u>	<u>\$ 592.80</u>	<u>\$ 585.28</u>	<u>\$ 585.28</u>	<u>\$ 585.28</u>
Total	\$ 1,087.16	\$ 1,087.16	\$ 1,087.03	\$ 1,086.51

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 205

Prepayments 2

Billed for Debt 203

RESOLUTION 2025-02

A RESOLUTION OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

WHEREAS, Section 189.014, Florida Statutes requires that the Riverside Park Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

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

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

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

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS _____17th_____ DAY OF _____March_____,
2025.**

**RIVERSIDE PARK
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors

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



The Pressure Cleaning Man inc.

Estimate

For:	Riverside Park	Estimate No:	3030
	rGalvis@sdsinc.org	Date:	12/03/2024

Description	Amount
Pressure cleaning of - Riverside Park community signs (5)	\$875.00
Pressure cleaning of - 48 column signs around the perimeter of community	\$1,000.00

Process & Disclaimer: Groundwork Commercial

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

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

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

Light chemical spray on all areas after pressure cleaning, enhancing the longevity and cleanliness of areas.

Warranty for 4 months on all areas being pressure cleaned, this does not include unlevelled sidewalks where water accumulates into puddles. The chemical application only warranties any algae reappearance, it does not cover any rust marks due to well water or tree stains due to leaves.

Subtotal	\$1,875.00
Total	\$1,875.00

Total	\$1,875.00
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Notes

Pricing may change if job specifications/materials change.

Payments done via third parties, i.e. Avid exchange, are subject to a 3.5% processing fee.

By engaging in business with The Pressure Cleaning Man, you agree that, in the event of non-payment, we may sell the debt to a third-party collection agency. This may result in additional costs and potential credit score implications, so we encourage prompt communication to resolve outstanding balances directly with us.

We look forward to working with you!

The Pressure Cleaning Man
inc.

Client's signature

Dec 3, 2024 at 9:09:48 AM
Miami-Dade County



Dec 3, 2024 at 9:09:37 AM
Miami-Dade County



Dec 3, 2024 at 9:09:26 AM
Miami-Dade County



de Park
at Old Cutler Bay

Elite Property Service & Painting Corp.

Proposal submitted to:

**Riverside Park CDD
C/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410**

Att.: Ronald Galvis

**EXTERIOR PAINTING OF MONUMENT SIGN AT RIVERSIDE PARK COMMUNITY.
LOCATED AT 22575 SW 102 Court, MIAMI**

Scope of Work:

1. Bleach wash all mildew areas.
2. Completely pressure clean all exterior masonry surfaces.
3. Apply one coat of Masonry Conditioner Clear Sealer to all exterior masonry surfaces.
4. Patch and repair static & dynamic cracks, loose or broken stucco with Elastomeric Patching compound, brush grade.
5. Finish coat for all exterior masonry surfaces shall be Satin Exterior 100% Acrylic latex Sherwin Williams paint to a smooth and uniform finish.
6. Paint Letters on Monument Signs Letters with DTM Satin Finish

Color selections:

Base	Alabaster White SW7008
Middle	Extra White SW7006
Top/Cap	Alabaster White SW 7008
Letters and Logos	Tricon Black SW6258

Proposal Sums:

Monument Sign	\$ 1,200.00
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