



**AVENIR
COMMUNITY DEVELOPMENT
DISTRICT**

**CITY OF PALM BEACH GARDENS
REGULAR BOARD MEETING
JANUARY 22, 2026
12:30 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.avenircdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
AVENIR COMMUNITY DEVELOPMENT DISTRICT
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410
REGULAR BOARD MEETING
January 22, 2026
12:30 p.m.

- A. Call to Order
- B. Proof of Publication
- C. Establish Quorum
- D. Additions or Deletions to Agenda
 - 1. Comments from the Public for Items Not on the Agenda (**Limited to 3 Minutes Per Person**)
- E. Approval of Minutes
 - 1. November 20, 2025, Regular Board Meeting & Public Hearing Minutes
- F. Old Business
- G. New Business
 - 1. Consider Approval of Additional Flashing Crosswalk Signs
 - 2. Discussion Regarding Mulch Proposals
 - 3. Discussion Regarding Holiday Lights
 - 4. Update Regarding Dog Park Rules
 - 5. Consider Approval of SUE Easement
 - 6. Consider Approval of Entrance Feature Fountain Wind Sensors
 - 7. Consider Approval of SPF Underground Proposals (Pod 21)
- H. Consent Agenda
 - 1. Consider Ratification of Clubhouse Irrigation Pump Station Maintenance (Arazoza)
 - 2. Consider Ratification of Landscape Replacement (Arazoza)
 - 3. Consider Ratification of Pump Station Maintenance (Arazoza)
 - 4. Consider Ratification of Regency Bladder Tank Replacement (Arazoza)
 - 5. Consider Ratification of Regency Pump Station Electrical Part (Arazoza)
 - 6. Consider Ratification of Regency Pump Station Replace Cracked Flanges (Arazoza)
 - 7. Consider Ratification of Updated Landscape Maintenance – Solana Bay Wall (Arazoza)
- I. Clubhouse
 - 1. Clubhouse Management Report
 - 2. Discussion Regarding Clubhouse Membership Options
- J. Administrative Matters
- K. Board Member Comments
- L. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Laura Archer
Avenir CDD

2501A Burns RD
Palm Beach Gardens FL 33410-5207

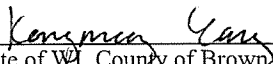
STATE OF WISCONSIN, COUNTY OF BROWN

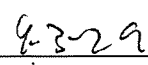
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

WPB Palm Beach Post 10/13/2025
WPB palmbeachpost.com 10/13/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/13/2025

Legal Clerk


Notary, State of WI, County of Brown


My commission expires

Publication Cost:	\$311.00	
Tax Amount:	\$0.00	
Payment Cost:	\$311.00	
Order No:	11736996	# of Copies:
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KONGMENG YANG
Notary Public
State of Wisconsin

NOTICE OF BOARD MEETING
AVENIR COMMUNITY DEVELOPMENT DISTRICT
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Avenir Community Development District will hold Regular Board Meetings at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 12:30 p.m. on the following dates:

October 23, 2025
November 20, 2025
December 18, 2025
January 22, 2026
February 26, 2026
March 26, 2026
April 23, 2026
May 28, 2026
June 25, 2026
July 23, 2026
August 27, 2026
September 24, 2026

Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda and information on how to access the telephone communication information for this Meeting may be obtained by accessing the District's website at www.avenircdd.org or by contacting the office of the District Manager, Special District Services, Inc., located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922, during normal business hours. Each Meeting may be continued to a date, time, and place to be specified on the record at that Meeting.

Note that the telephone communication is being provided by the District as a courtesy to members of the public who desire to listen to the Meeting remotely, but attendees utilizing this telephone communication will not be able to participate in the Meeting. Any person desiring to provide public comments at such Meeting must attend in person.

There may be occasions when one or more Supervisors will participate by telephone. At the above location, there will be present a speaker telephone so that any interested person can attend the Meeting and be fully informed of the discussions taking place either in person or by telephone communication. Each Meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in a Meeting is asked to advise the District Office at least forty-eight (48) hours prior to the Meeting by contacting the District Manager at 561-630-4922. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Manager.

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.

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

AVENIR COMMUNITY DEVELOPMENT DISTRICT
www.avenircdd.org
October 13, 2025 11736996

**AVENIR COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
NOVEMBER 20, 2025**

A. CALL TO ORDER

The November 20, 2025, Regular Board Meeting of the Avenir Community Development District (the “District”) was called to order at 12:31 p.m. in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

B. PROOF OF PUBLICATION

Proof of publication was presented which indicated that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 13, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance: Chairperson Virginia Cepero, Vice Chairperson Rosa Schechter and Supervisors Daniel Lopez, Mitch Kay and Rich Cartlidge and it was in order to proceed with the meeting.

Also in attendance were District Managers Jason Pierman and Megan Bowden of Special District Services, Inc.; District Engineer Carlos J. Ballbe of Ballbe & Associates (via phone); Clubhouse Rep Patrice Chiaramonte; and Developer Rep Tanya McConnell.

Also present were the following District residents: Marcel Strunk, Mel Willis, Allison Rogers, Stephen Gellos, Rich Leonard and Steve Goldberg.

D. ADDITIONS OR DELETIONS TO THE AGENDA

1. Comments from the Public for Items Not on the Agenda (Limited to 3 Minutes Per Person)

Mr. Strunk asked about coordinating with the charter school to offer after-school swimming lessons at the clubhouse for residents. Mr. Pierman suggested contacting the school directly and said the clubhouse was open to further discussion to help facilitate but noted that it would only be available to clubhouse patrons.

Mr. Willis expressed concern about speeding in the community and asked what safety measures would be put into place. Mrs. McConnell stated that new flashing lights and crosswalks had been ordered and scheduled for installation by the end of the year.

Mr. Leonard also proposed holding a community meeting for all residents to discuss speeding issues and the possibility of having a crosswalk guard for the charter school.

Ms. Rogers reported that an Avendale fountain was not working. Mr. Pierman provided the SDS fountain outage line: (561) 894-9047.

E. APPROVAL OF MINUTES

1. September 25, 2025, Regular Board Meeting

The minutes of the September 25, 2025, Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. Cartlidge, seconded by Ms. Schechter and passed unanimously approving the minutes of the September 25, 2025, Regular Board Meeting, as presented.

Mr. Pierman then recessed the Regular Board Meeting and opened the Public Hearing.

F. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented which indicated that notice of the Public Hearing had been published in *The Palm Beach Post* on October 10, 2025, and October 20, 2025, as legally required.

2. Receive Public Comment on Amenities Rules Handbook (Limited to 3 Minutes Per Person)

Mr. Pierman called for public comment. Hearing none, he closed the Public Hearing, reconvened the Regular Board Meeting and noted that a motion adopting Resolution 2022-15 was in order.

3. Consider Resolution No. 2025-15 – Amending Amenities Rules Handbook

Resolution No. 2025-15 was presented, entitled:

RESOLUTION NO. 2025-15

**A RESOLUTION OF THE BOARD OF
SUPERVISORS OF THE AVENIR COMMUNITY
DEVELOPMENT DISTRICT AMENDING THE
AMENITIES RULES HANDBOOK; AND PROVIDING
FOR AN EFFECTIVE DATE**

A **motion** was made by Mr. Lopez, seconded by Ms. Cepero and passed unanimously adopting Resolution No. 2025-15, as presented.

G. OLD BUSINESS

1. Consider East Break Bahia Turf Install Proposal (Arazoza)

A **motion** was made by Mr. Lopez, seconded by Ms. Schechter and passed unanimously approving the East Break Bahia Turf Install Proposal from Arazoza, as presented.

H. NEW BUSINESS

1. Consider Resolution No. 2025-16 – Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-16 was presented, entitled:

RESOLUTION NO. 2025-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Lopez, seconded by Ms. Schechter and unanimously passed adopting Resolution 2025-16, as presented.

2. Consider Resolution No. 2025-17 – Goals and Objectives Annual Report

Resolution No. 2025-17 was presented, entitled:

RESOLUTION NO. 2025-17

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

A **motion** was made by Mr. Lopez, seconded by Ms. Schechter and passed unanimously adopting Resolution No. 2025-17, as presented.

3. Discussion Regarding Coconut Boulevard Signal Maintenance

Ms. McConnell explained that the District previously engaged in a monthly maintenance agreement for \$2,000. This was meant to be a short-term expense, but due to the County’s timing, it will be an ongoing expense for the foreseeable future. Ms. McConnell added that she would continue to follow up with the County and provide updates, as necessary, regarding this item.

4. Consider Additional Flashing Crosswalk Signs (H&J)

Ms. McConnell noted that 6 flashing crosswalk signs had already been ordered, in addition to the two being considered today. Following discussion, a **motion** was made by Ms. Cepero, seconded by Ms. Schechter and unanimously passed approving the additional signs and authorizing staff to draft an agreement for all eight signs, which will be executed by the Chair.

5. Consider Amended and Restated Management Agreement (SDS)

A **motion** was made by Mr. Lopez, seconded by Ms. Schechter and unanimously passed approving the Amended and Restated Management Agreement (SDS), as presented.

6. Consider Tree Trimming Proposal in Solana Bay Tract (Arazoza)

A **motion** was made by Mr. Lopez, seconded by Ms. Cepero and passed unanimously approving the tree trimming proposal in the Solana Bay Tract (Arazoza), as presented.

7. Consider Pump Station Maintenance Agreement (Arazoza)

Mr. Pierman explained that Arazoza was already maintaining the other irrigation pump stations in the District, and this agreement would include an additional two.

A **motion** was made by Mr. Lopez, seconded by Ms. Schechter and unanimously passed approving the additional pump maintenance and authorizing staff to draft an agreement for all of the irrigation pumps to be executed by the Chair.

8. Consider Mulch Proposal (Arazoza)

Mr. Pierman explained that the area being mulched was significantly greater than last year due to additional landscaping being installed. Having presented two options, the Board directed Mr. Pierman to solicit additional proposals for mulch and bring them back to the next meeting for consideration.

9. Consider Front Entrance Bougainvillea Replacement (Arazoza)

Following discussion, Mr. Lopez suggested that the fountains be lowered to reduce overspray into the bougainvillea. Mr. Cartlidge also suggested looking into wind sensors to shut off the fountains during high winds.

A **motion** was made by Ms. Cepero, seconded by Ms. Schechter and passed unanimously approving the front entrance Bougainvillea replacement (Arazoza), as presented.

10. Consider Irrigation Timer Proposal (Arazoza)

A **motion** was made by Ms. Cepero, seconded by Ms. Schechter and passed unanimously approving the irrigation timer proposal (Arazoza), as presented.

11. Consider Oak Tree Replacement Proposal (La Terre and Wingate) (Arazoza)

Following discussion, it was discovered that the tree had already been replaced.

A **motion** was made by Ms. Cepero, seconded by Ms. Schechter and unanimously passed ratifying the oak tree replacement proposal (La Terre and Wingate) (Arazoza), as presented.

12. Consider Pod 21 Lake Fountain Proposals

Mr. Pierman explained that these fountains were for Pod 21 and would be funded by the A-21 bond proceeds.

A **motion** was made by Ms. Cepero, seconded by Ms. Schechter and passed unanimously approving the Pod 21 lake fountain proposals, as presented.

13. Discussion Regarding CSXT Insurance Policy

Ms. McConnell explained that, despite best efforts, CSXT was requiring that the District provide insurance for the crossing project. Mr. Pierman noted that the District's insurance provider was obtaining quotes and this item would be brought back for consideration. Ms. McConnell noted that the

timeline for completing these proposals may extend beyond January 2026 and that they were not urgently required.

14. Consider Award of Contract for Pod “D” Parkway Buffer Drainage System, Paving and Related Work

Mr. Ballbe presented three proposals submitted for consideration: Centerline Inc., J.W. Cheatham, LLC, and Jackson Land Development, LLC. After reviewing the bid evaluation criteria and award recommendation rankings, a **motion** was made by Mr. Cartlidge, seconded by Mr. Lopez and unanimously passed ranking the respondents as: 1) Centerline Inc.; 2) J.W. Cheatham LLC; and 3) Jackson Land Development, LLC; and authorizing staff to enter into an agreement with the number one ranked firm.

I. CHANGE ORDERS

1. Consider Approval of Pod 18 – Kenco – Entry Miscellaneous Work (Crossroad Paving Solutions) (\$17,188.23)

Mr. Ballbe explained that Crossroad Paving Solutions’ Change Order No. 1 was for Pod 18 entry landscape band pavers and site preparation grading in the amount of \$17,188.23.

2. Consider Approval of Pod 18 – Kenco – FPL Backbone Installation (Viking Utility Services, Inc.) (\$7,480.00)

Mr. Ballbe explained that Viking Utility Services, Inc. Change Order No. 1 was for the Pod 18 backbone streetlight extension in the amount of \$7,480.00.

3. Consider Approval of Pod 18 – Kenco – FPL Backbone Directional Bore (Viking Utility Services, Inc.) (\$13,000.00)

Mr. Ballbe explained that Viking Utility Services, Inc. Change Order No. 2 was for the Pod 18 backbone directional bore in the amount of \$13,000.00.

A **motion** was made by Mr. Lopez, seconded by Ms. Cepero and unanimously passed approving the above Change Orders 1 through 3, as presented.

J. CONSENT AGENDA

- 1. Consider Ratification of POD 21 Electrical Entry Gates Electrical Contract (AC Quality Electric)**
- 2. Consider Ratification of POD 21 Pod 21 Electrical Entry Gates Stone Contract (Titan Stone)**
- 3. Consider Ratification of Precast Wall Change Order (Permacast)**
- 4. Consider Ratification of Battery Replacement (Detroit Diesel Allison)**
- 5. Consider Ratification of Landscaping Proposal (Avenir and Panther Roundabout Annulars)**
- 6. Consider Ratification of Pump House Fence Proposal**
- 7. Consider Ratification of Royal Palm Replacement at Clubhouse (Arazoza)**
- 8. Consider Ratification of PB Signal Easement**
- 9. Consider Ratification of Conveyance of Lake Tracts to District (Avenir POD 11 - Tracts W and LM)**

10. Consider Ratification of Titan Stone Change Order (Pod 21 Entry Monument)

11. Consider Ratification of Pressure Cleaning Proposal

A **motion** was made by Ms. Schechter, seconded by Mr. Lopez and unanimously passed approving Consent Agenda items 1 through 11, as presented above.

K. CLUBHOUSE

1. Clubhouse Management Update

Ms. Chiaramonte presented the monthly manager's report explaining that tennis and pickleball court issues were addressed, the coffee station had been installed, and the front entrance automation was underway.

A **motion** was made by Mr. Cartlidge, seconded by Mr. Lopez and unanimously passed approving a not-to-exceed amount of \$25,000 to install additional security cameras around the clubhouse.

A **motion** was made by Mr. Cartlidge, seconded by Mr. Lopez and unanimously passed approving the purchase of four 3HP XtremePower US Pumps as backup pumps for the front entrance.

Ms. Chiaramonte presented a plan to complete an internal audit of all active clubhouse ID cards, whereby residents would come into the clubhouse to reactivate their cards. Following discussion, a **motion** was made by Mr. Cartlidge, seconded by Mr. Lopez and unanimously passed to begin the audit process on January 8th.

Ms. Chiaramonte also noted that they were working on profit sharing agreements with the new vendors at the clubhouse and highlighted recent events held at the clubhouse.

2. Consider EPIC Forensics and Engineering Proposal

Mr. Pierman explained that he had contacted two forensic engineering firms, and only one, EPIC, had responded. He met with them at the clubhouse, and they submitted the included proposal in the amount of \$16,900. Following discussion, a **motion** was made by Mr. Cartlidge, seconded by Mr. Lopez and unanimously passed approving EPIC's proposal and authorizing staff to create an agreement and having the Chair execute.

L. ADMINISTRATIVE MATTERS

1. Ethics Training

Mr. Pierman reminded the Board to complete their ethics training before the end of the year and noted that the next meeting would be held on January 22, 2026.

M. BOARD MEMBER COMMENTS

There were no further Board Member comments.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Lopez, seconded by Ms. Cepero and passed unanimously adjourning the Regular Board Meeting at 1:40 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

Rules Regarding use of the District's Dog Park
DRAFT

1. All persons using the Dog Park are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all applicable rules of the Avenir Community Development District regarding use of the District's Dog Park facility.
2. The Dog Park is an unattended facility and persons using the Dog Park do so at their own risk. Owners are fully responsible for the actions of their dogs.
3. Hours: The Dog Park opens at dawn and closes at dusk daily.
4. Rules applicable to the Dog Park are as follows:
 - a. No animals other than dogs are permitted in the fenced in area of the Dog Park.
 - a. Dogs shall be leashed at all times except when in designated "off-leash" areas within the Dog Park. Dogs shall be leashed prior to exiting the fenced-in area of the Dog Park.
 - b. Owners must remain in the fenced area while their dogs are using the Dog Park. Dogs shall not be left unattended and shall be supervised by their owners, who shall maintain voice control of their dogs at all times.
 - c. Children under twelve (12) years of age are not permitted to enter the fenced-in area of the Dog Park. Children twelve (12) years of age and older must be accompanied by a parent or authorized person eighteen (18) years or older.
 - d. Spectators shall remain outside the fenced-in area of the Dog Park.
 - e. Aggressive dogs and female dogs in heat shall not be permitted in the Dog Park. Owners must immediately leash and remove dogs from the Dog Park at the first sign of aggression.
 - f. Sick dogs shall not be permitted in the Dog Park, and Dogs shall be removed from the Dog Park immediately upon becoming sick at the Dog Park.
 - g. Owners must pick up after their dog and dispose of waste properly in the designated on-site containers. Pet waste stations and trash cans are located at the Dog Park.
 - h. No more than three (3) dogs per person are allowed on any single visit to the Dog Park.
 - i. Food in bowls, long-lasting dog chews, or glass containers are not permitted in the Dog Park. Small bite-sized training treats are permitted.
 - j. No human food is permitted at the Dog Park.
 - k. No smoking is permitted in the Dog Park.
 - l. Dogs shall be up-to-date on vaccinations for rabies and DHLPP prior to entering the Dog Park, and shall have current rabies and applicable license tags clipped to their collars at all times.
 - m. There is no running water provided in the Dog Park. Owners shall not let their dogs overheat.
 - n. Owners are liable for any injury or damage caused by their dogs.
 - a. All incidents and injuries must be reported to...

Return To:

Seacoast Utility Authority
4200 Hood Road
Palm Beach Gardens, FL 33410

EASEMENT DEED

THIS EASEMENT DEED made and entered into this ____ day of _____, 2026 between **AVENIR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes** (hereinafter referred to as "Grantor") whose address is 2501A Burns Road, Palm Beach Gardens, FL 33410, and **Seacoast Utility Authority** (hereinafter referred to as "Grantee") whose address is 4200 Hood Road, Palm Beach Gardens, Florida, 33410.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual non-exclusive utility easement which shall permit the Grantee to enter upon the property herein described at any time to install, operate, maintain and service water and sewer lines and appurtenant facilities (the "Improvements") in, on, over, under and across the easement premises. The easement hereby granted covers a parcel of land lying, situate and being in Palm Beach County, Florida, and being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO
AND MADE A PART HEREOF

Grantor shall not grant additional easements or similar interests in, on, over, under, or across said easement premises without Grantee's prior written consent, which will not be unreasonably withheld. Neither Grantor, nor any other person claiming an interest through Grantor, shall interfere with Grantee's utilization and enjoyment of the easement, including the construction, preservation, maintenance or replacement of Grantee's Improvements. Further, Grantor or any other person claiming an interest through Grantor, shall remove any structure, obstruction, improvement or impediment which, at any time, interferes with Grantee's utilization and enjoyment of this easement.

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of any mortgages that are prior in right and dignity to this Easement Deed. Furthermore, Grantor covenants that there are no encumbrances of any kind that would prevent Grantee's full enjoyment of the easement.

This Easement Deed, and the covenants contained herein, shall be deemed covenants running with the land, and shall be binding on the parties hereto and their successors and assigns.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #1 Address

Witness #2 Signature

Witness #2 Printed Name

Witness #2 Address

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by **Virginia Cepero**, as **Chairperson** of the Board of Supervisors of the **AVENIR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes**, on behalf of the district, of who is personally known to me or who has produced _____ as identification.

GRANTOR:

AVENIR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes

By: _____

Virginia Cepero, Chairperson
Board of Supervisors

Notary Signature

Print Name
Notary Public - State
Commission No:
My Commission Expires:

MORTGAGEE JOINDER AND CONSENT

The undersigned Mortgagee does hereby join in and consent to the granting of this Easement Deed across the lands herein described, and agrees that its mortgage, which is recorded in Official Record Book _____, Page _____, of the Public Records of Palm Beach County, Florida shall be subordinated to this Easement Deed.

IN WITNESS WHEREOF, _____ has caused these presents to be executed in its name this ____ day of _____, 20____.

WITNESSES:

LENDING INSTITUTION

Signed sealed and delivered
in the presence of:

Witness #1 Signature

By:_____

Signature

Witness #1 Printed Name

Print Name, Title

Witness #1 Address

Witness #2 Signature

Witness #2 Printed Name

Witness #2 Address

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by _____ of who is personally known to me or who has produced _____ as identification.

Notary Signature

Print Name
Notary Public - State
Commission No:
My Commission Expires:

JOINDER AND CONSENT

AV BROADBAND, LLC, a Florida limited liability company, which is the holder of that certain Blanket Communication Easement Agreement recorded in Official Records Book _____, Page ____ of the Public Records of Palm Beach County, Florida (as amended, the "AV Broadband Easement"), does hereby join in and consent to the Easement Deed from **AVENIR COMMUNITY DEVELOPMENT DISTRICT, LLC, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes to SEACOAST UTILITY AUTHORITY** (the "SUA Easement") to which this Joinder and Consent is attached, and agrees that the AV Broadband Easement shall be subordinated to the SUA Easement.

IN WITNESS WHEREOF, _____ has caused these presents to be executed in its name this ____ day of _____, 2026.

WITNESSES:

AV BROADBAND, LLC, a Florida
limited liability company

Signed sealed and delivered
in the presence of:

By: _____

Name:

Title:

Witness Signature

Print Name

Witness Signature

Print Name

STATE OF FLORIDA)
) ss
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, as _____ of AV BROADBAND, LLC, a Florida limited liability company, on behalf of such company. The above-named individual is ☒ personally known to me or ☐ has produced _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this ____ day of _____, 2026.

(Notary Seal)

Notary Public
Print Name: _____
State of Florida
My Commission No: _____
My Commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF TRACT RW2, OF THE PLAT OF AVENIR – POD 21 , AS RECORDED IN PLAT BOOK 138, PAGE 68 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT RW2, AVENIR – POD 21, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGE 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE, NORTH 60° 54' 36" WEST FOR A DISTANCE OF 54.43 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 39° 40' 37" WEST FOR A DISTANCE OF 11.54 FEET; THENCE, SOUTH 08° 04' 58" EAST FOR A DISTANCE OF 13.60 FEET; THENCE, SOUTH 39° 40' 37" WEST FOR A DISTANCE OF 9.31 FEET; THENCE, NORTH 50° 19' 23" WEST FOR A DISTANCE OF 10.00 FEET; THENCE, NORTH 39° 40' 37" EAST FOR A DISTANCE OF 4.89 FEET; THENCE, NORTH 08° 04' 58" WEST FOR A DISTANCE OF 13.60 FEET; THENCE, NORTH 39° 40' 37" EAST FOR A DISTANCE OF 15.97 FEET; THENCE, SOUTH 50° 19' 23" EAST FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.008 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF N50°19'23"W ALONG THE SOUTHWEST LINE OF TRACT RW2, AVENIR – POD 21 PLAT, AS RECORDED IN PLAT BOOK 138, PAGE 68 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER 4, 2025. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2



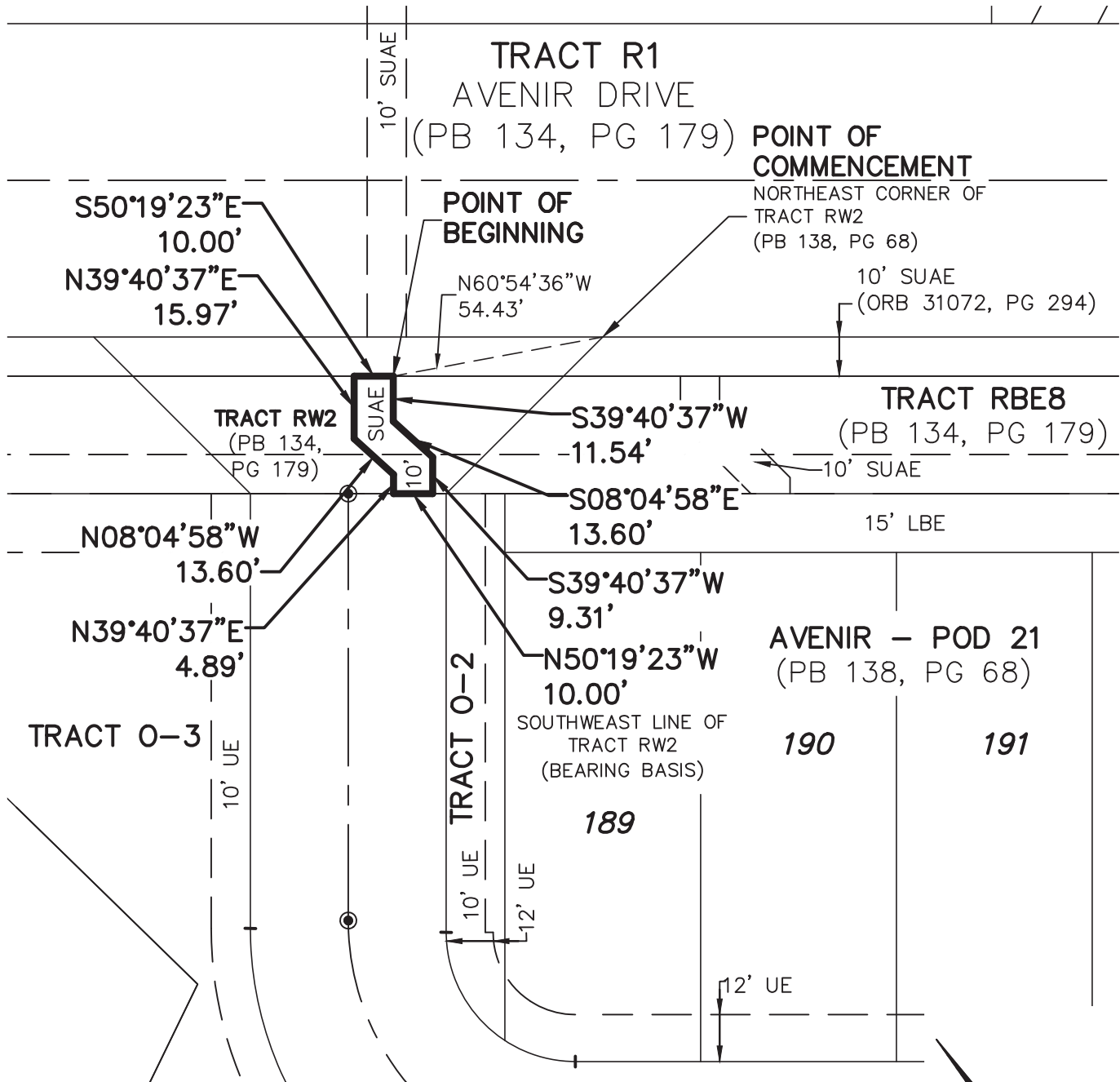
CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR
AND MAPPER LS6272
STATE OF FLORIDA
L.B. 3591

DATE	11/04/2025
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

SEACOAST UTILITY AUTHORITY EASEMENT
AVENIR – POD 21
SKETCH OF DESCRIPTION



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SEACOAST UTILITY AUTHORITY EASEMENT
AVENIR - POD 21
SKETCH OF DESCRIPTION

DATE	11/04/2025
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955



Search by Address, Owner, or PCN

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OWNERS

AVENIR CDD

PROPERTY DETAIL

LOCATION

MUNICIPALITY
PALM BEACH GARDENS

PARCEL NO.
52-41-42-16-02-019-0000

SUBDIVISION
AVENIR POD 21

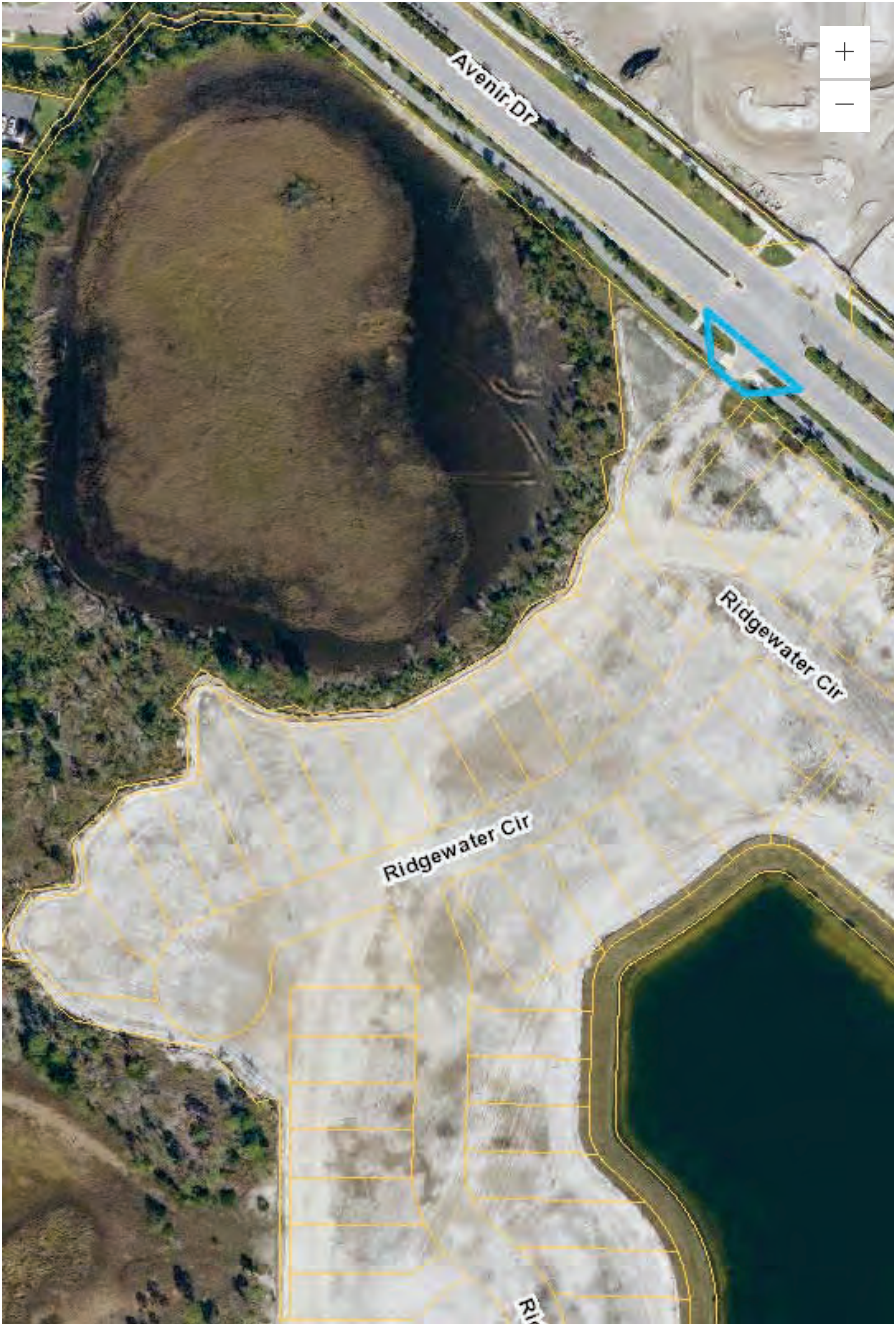
BOOK/PAGE
/

SALE DATE

MAILING ADDRESS
2501 BURNS RD STE A
PALM BEACH GARDENS FL 33410 5207

USE TYPE
0900 - RESIDENTIAL COMMON AREA/ELEMENT

TOTAL SQUARE FEET





**SULLIVAN ELECTRIC
& PUMP, INC.**

1942 8th Ave North Lake Worth, FL 33461

Florida License #EC0001117

Voice (561) 588-5886 / (800) 991-2770 Fax (561) 582-9344

E Mail: Sales@sullivanelectric-pump.com

Quote

Date	Quote #
1/20/2026	36616

Billing Address
Avernir Community Development District 2501 Burns Rd Suite A Palm Beach Gardens, FL 33410

Ship Address
12255 Avenir Dr Palm Beach Gardens, FL 33412

Quote By	Due Date	P.O. No.
KC	2/19/2026	

Description	Qty	Total
QUOTED BY: K.C. LAZERE REQUESTED BY: JORGE LOCATION: COCONUT DR. EAST AND WEST FIXTURE PUMPS DESCRIPTION: ADD RELAYS AND WIND SENSORS TO ENTRANCE FIXTURE PUMPS FOUR ON EAST SIDE AND FOUR ON WEST SIDE SERIAL: JOB# PO# 4 PUMPS ON EAST SIDE, 4 ON WEST SIDE ON COCONUT DRIVE ADD CONTROL PANEL AND RELAYS TO TIMER WITH WIND SENSOR TO ALLOW WIND CONTROLS		0.00
ENCLOSURE POLY 12X10	2	445.70
ALUM BACKPLATE 12X10	2	74.00
8 PIN IC RELAY 24 VAC DPDT	8	148.00
RELAY BASE 8 PIN OCTAGAL 600 V TIME MARK 51012001	8	69.44
6 AMP SINGLE POLE DIN RAIL MOUNT BREAKER	2	126.04
Panel Shop Tech MOUNT PANEL CONTROL PARTS IN ENCLOSURE AND WIRE FOR WIND SENSOR AND CLOCK	9	1,170.00
WIND SENTRY ANEMOMETER-CONTACT CLOSURE	2	1,128.00
Field Service Technician - TO SITE, WIRE CONTROL PANEL AND WIND SENSOR TO PUMP TIMERS 4 ON EAST SIDE AND 4 ON WEST SIDE. MOUNT WIND SENSOR ON ALUMINUM POLE IN OPEN AREA.	16	2,112.00

Please be advised, that all Service Calls are charged for a minimum of two hour and hourly thereafter.

Qualifications --

- Labor to date is not included unless itemized in the quotation above.
 - Concealed or unforeseen needed repairs will be estimated after shop evaluation of the equipment.
 - Repair or replacement of auxiliary equipment such as motor starters, fuses, circuit breakers, control components, valves, check valves, piping is not included unless itemized in the quotation above.
 - Proper access to site without the use of special equipment is assumed unless otherwise itemized in the quotation above.
- Installation will comply with the current approved editions of the National Electric Code and the Florida Building Code with all approved addendum.

Terms --

- Net 30 days from invoice date. If quote is not acceptable and labor to date is included, that labor will be billed out after 20 days from quote date. Signature on this agreement constitutes contract between customer and Sullivan Electric & Pump, Inc.

Warranty --

- 1 Year on supplied parts, excluding lamps, and conditional upon the manufacturer's acceptance of the warranty claim that the parts failure was a defect in manufacturing and not to improper use, lack of maintenance or improper application not caused by Sullivan Electric & Pump, INC.
- Limited 90 Day warranty on all bearings, mechanical seals and Labor by Sullivan Electric & Pump, INC

- The owner is responsible to properly use & maintain the product used in the installation according to all acceptable standards and practices including but not limited to NFPA publication 70B "Recommended Practice for Electrical Equipment Maintenance," current printed edition, NEMA MG2, current printed edition and manufacturer's product manuals

A deposit is required on manufactured or special order products.



Date	Quote #
1/20/2026	36616

Billing Address
Avernir Community Development District 2501 Burns Rd Suite A Palm Beach Gardens, FL 33410

Ship Address
12255 Avenir Dr Palm Beach Gardens, FL 33412

Quote By	Due Date	P.O. No.
KC	2/19/2026	

Description	Qty	Total
WIRE, FLEX, CONNECTORS, POLE AND HARDWARE.	1	510.00
Subtotal		5,783.18

Terms --
 -Net 30 days from invoice date. If quote is not acceptable and labor to date is included, that labor will be billed out after 20 days from quote date. Signature on this agreement constitutes contract between customer and Sullivan Electric & Pump, Inc.
 Warranty --
 -1 Year on supplied parts, excluding lamps, and conditional upon the manufacturer's acceptance of the warranty claim that the parts failure was a defect in manufacturing and not to improper use, lack of maintenance or improper application not caused by Sullivan Electric & Pump, INC.
 Limited 90 Day warranty on all bearings, mechanical seals and Labor by Sullivan Electric & Pump, INC
 -The owner is responsible to properly use & maintain the product used in the installation according to all acceptable standards and practices including but not limited to NFPA publication 70B "Recommended Practice for Electrical Equipment Maintenance," current printed edition, NEMA MG2, current printed edition and manufacturer' d product manuals

Authorized By (P

Subtotal	\$5,783.18
-----------------	------------

Sales Tax (0.0%)	\$0.00
-------------------------	--------

Total	\$5,783.18
--------------	------------

Signature: _____

Authorized By (Print Name) _____

Date Approved _____

**SULLIVAN ELECTRIC****& PUMP, INC.**

1942 8th Ave North Lake Worth, FL 33461

Florida License #EC0001117

Voice (561) 588-5886 / (800) 991-2770 Fax (561) 582-9344

E Mail: Sales@sullivanelectric-pump.com

Quote

Date	Quote #
1/20/2026	36615

Billing Address
Avernir Community Development District 2501 Burns Rd Suite A Palm Beach Gardens, FL 33410

Ship Address
12255 Avenir Dr Palm Beach Gardens, FL 33412

Quote By	Due Date	P.O. No.
KC	2/19/2026	

Description	Qty	Total
QUOTED BY: K.C. LAZERE REQUESTED BY: JORGE LOCATION: AVENIR DR. EAST AND WEST FIXTURE PUMPS DESCRIPTION: ADD RELAYS AND WIND SENSORS TO ENTRANCE FIXTURE PUMP ONE ON EAST SIDE AND ONE WEST SIDE SERIAL: JOB# PO# 2 PUMPS ONE ON EAST SIDE ONE ON WEST SIDE ON AVENIR DRIVE ADD CONTROL PANEL AND RELAYS TO TIMER WITH WIND SENSOR TO ALLOW WIND CONTROLS		0.00
ENCLOSURE POLY 12X10	2	445.70
ALUM BACKPLATE 12X10	2	74.00
8 PIN IC RELAY 24 VAC DPDT	2	37.00
RELAY BASE 8 PIN OCTAGAL 600 V TIME MARK 51012001	2	17.36
6 AMP SINGLE POLE DIN RAIL MOUNT BREAKER	2	126.04
Panel Shop Tech MOUNT PANEL CONTROL PARTS IN ENCLOSURE AND WIRE FOR WIND SENSOR AND CLOCK	5	650.00
WIND SENTRY ANEMOMETER-CONTACT CLOSURE	2	1,128.00

Please be advised, that all Service Calls are charged for a minimum of two hour and hourly thereafter.

Qualifications --

- Labor to date is not included unless itemized in the quotation above.
 - Concealed or unforeseen needed repairs will be estimated after shop evaluation of the equipment.
 - Repair or replacement of auxiliary equipment such as motor starters, fuses, circuit breakers, control components, valves, check valves, piping is not included unless itemized in the quotation above.
 - Proper access to site without the use of special equipment is assumed unless otherwise itemized in the quotation above.
- Installation will comply with the current approved editions of the National Electric Code and the Florida Building Code with all approved addendum.

Terms --

- Net 30 days from invoice date. If quote is not acceptable and labor to date is included, that labor will be billed out after 20 days from quote date. Signature on this agreement constitutes contract between customer and Sullivan Electric & Pump, Inc.

Warranty --

- 1 Year on supplied parts, excluding lamps, and conditional upon the manufacturer's acceptance of the warranty claim that the parts failure was a defect in manufacturing and not to improper use, lack of maintenance or improper application not caused by Sullivan Electric & Pump, INC.
- Limited 90 Day warranty on all bearings, mechanical seals and Labor by Sullivan Electric & Pump, INC

- The owner is responsible to properly use & maintain the product used in the installation according to all acceptable standards and practices including but not limited to NFPA publication 70B "Recommended Practice for Electrical Equipment Maintenance," current printed edition, NEMA MG2, current printed edition and manufacturer's product manuals

A deposit is required on manufactured or special order products.



**SULLIVAN ELECTRIC
& PUMP, INC.**

1942 8th Ave North Lake Worth, FL 33461

Florida License #EC0001117

Voice (561) 588-5886 / (800) 991-2770 Fax (561) 582-9344

E Mail: Sales@sullivanelectric-pump.com

Quote

Date	Quote #
1/20/2026	36615

Billing Address
Avernir Community Development District 2501 Burns Rd Suite A Palm Beach Gardens, FL 33410

Ship Address
12255 Avenir Dr Palm Beach Gardens, FL 33412

Quote By	Due Date	P.O. No.
KC	2/19/2026	

Description	Qty	Total
Field Service Technician - TO SITE, WIRE CONTROL PANEL AND WIND SENSOR TO FIXTURE PUMP TIMERS ONE ON EAST SIDE AND ONE ON WEST SIDE. MOUNT WIND SENSOR ON ALUMINUM POLE IN OPEN AREA.	16	2,112.00
WIRE, FLEX, CONNECTORS, POLE AND HARDWARE.	1	310.00
Subtotal		4,900.10

Please be advised, that all Service Calls are charged for a minimum of two hour and hourly thereafter.

Qualifications --

- Labor to date is not included unless itemized in the quotation above.
 - Concealed or unforeseen needed repairs will be estimated after shop evaluation of the equipment.
 - Repair or replacement of auxiliary equipment such as motor starters, fuses, circuit breakers, control components, valves, check valves, piping is not included unless itemized in the quotation above.
 - Proper access to site without the use of special equipment is assumed unless otherwise itemized in the quotation above.
- Installation will comply with the current approved editions of the National Electric Code and the Florida Building Code with all approved addendum.

Terms --

- Net 30 days from invoice date. If quote is not acceptable and labor to date is included, that labor will be billed out after 20 days from quote date. Signature on this agreement constitutes contract between customer and Sullivan Electric & Pump, Inc.

Warranty --

- 1 Year on supplied parts, excluding lamps, and conditional upon the manufacturer's acceptance of the warranty claim that the parts failure was a defect in manufacturing and not to improper use, lack of maintenance or improper application not caused by Sullivan Electric & Pump, INC.
- Limited 90 Day warranty on all bearings, mechanical seals and Labor by Sullivan Electric & Pump, INC

- The owner is responsible to properly use & maintain the product used in the installation according to all acceptable standards and practices including but not limited to NFPA publication 70B "Recommended Practice for Electrical Equipment Maintenance," current printed edition, NEMA MG2, current printed edition and manufacturer's product manuals

A deposit is required on manufactured or special order products.

Subtotal

\$4,900.10

Sales Tax (0.0%)

\$0.00

Total

\$4,900.10

Signature: _____

Authorized By (Print Name) _____

Date Approved _____

INVOICE

SPF Underground Utilities Inc.
1860 SW Fountainview Blvd Suite
100
Port Saint Lucie, FL 34986-4535

jknight@spfunderground.com
+1 (330) 607-0972
www.spfunderground.com



Avenir Community Development District: CDD Avenir POD 21 PH1 & 2

Bill to

Avenir Community Development District
Avenir Dr
Palm Beach Gardens, FL 33410

Invoice details

JOB: Avenir POD 21 CCD

Invoice no.: 12126F

Invoice date: 01/21/2026

Description	Qty	Rate	Amount
PHASE 1 - WR 13741860 / FPL Main Run			
Trench and backfill @ 36" for power	3579	\$5.00	\$17,895.00
Install 2" conduit for power	17126	\$1.15	\$19,694.90
Install 6" conduit for power	204	\$1.54	\$314.16
Install 17 Handhole	9	\$95.00	\$855.00
Install 24" handhole	2	\$100.00	\$200.00
Install 1PH TX Pad	8	\$110.00	\$880.00
Install 3PH TX Pads	1	\$125.00	\$125.00
Install Primary Slice Box 48"	9	\$350.00	\$3,150.00
Install Delta TX Pad	1	\$220.00	\$220.00
Install Switch Cabinets	1	\$1,100.00	\$1,100.00
PHASE 1 - WR 13741860 / Path Lighting Conduit			
Trench and install Lighting @ 36"	939	\$5.00	\$4,695.00
Install 2" conduit for lighting	977	\$1.15	\$1,123.55

Install 17 Handhole	0	\$95.00	\$0.00
PHASE 1 - WR 13741860 / Streetlights& Bollards (Doesn't included running wire and terminations)			
Install and Build Lights bollard	0	\$350.00	\$0.00
Install and Build Lights Tenon Mount 14'-6" post	0	\$500.00	\$0.00
Install and Build Lights Tenon Mount 21 ft	0	\$750.00	\$0.00
PHASE 2 - WR 13741868 / Path Lighting Conduit			
Trench and install Lighting @ 36"	0	\$5.00	\$0.00
Install 2" conduit for lighting	0	\$1.15	\$0.00
Install 17 Handhole	0	\$95.00	\$0.00
PHASE 2 - WR 13741868 / Streetlights & Bollards (Doesn't included running wire and termination)			
Install and Build Lights bollard	0	\$350.00	\$0.00
Install and Build Lights Tenon Mount 14'6"	0	\$500.00	\$0.00
Install and Build Lights Tenon Mount 21'	0	\$750.00	\$0.00

Ways to pay

BANK

Total \$50,252.61

View and pay



ESTIMATE #	DATE	EXPIRES
81	05/06/2025	02/06/2026

Title: Avenir POD 21 - CDD Phase 1 Backbone / Phase 1 & 2 Bollards & Streetlight

CUSTOMER

South Florida Select Homes
Keith OBrien

PROJECT

Avenir POD 21
PROJECT #: 10

SERVICE ADDRESS

Avenir Drive
Palm Beach Gardens, FL 33412

SUMMARY

Estimate based on prints provided by Keith from FPL on Wednesday Dec. 3rd, 2025.

SPF to provide exceptional professional services to Florida Select, by installing all FPL conduit & structures in a safe timely manner as all work to be performed per FPL, and City/County standards. As well as Seacoast Utilities.

Once Estimate is Approved, SPF is able to start right away / Install completion to vary, but will work closely with Florida Select and FPL to ensure project is completed on an expedited schedule / Installation Warranty of FPL Structures, any/all conduit per plan - 1-year / Damage caused by others will generate CO / After completion, will conduct walk-thru of the job with Florida Select to get approval all items and conduit installed to print and without damage

Phase 1 - WR #13741860 / FPL Main Run	Qty	Cost/Unit	Total
<i>Primary, Feeder & Secondary FPL related structures</i>			
Trench and Backfill @ 36"	3,579	\$5.00/1 LF	\$17,895.00
Install 2" Conduit (for Power)	17,126	\$1.15/1 LF	\$19,694.90
Install 6" Conduit	204	\$1.54/1 LF	\$314.16
Install 17" HH	9	\$95.00/1 EA	\$855.00
Install 24" HH	2	\$100.00/1 EA	\$200.00
Install 1PH Transformer Pad	8	\$110.00/1 EA	\$880.00
Install 3PH Transformer Pad	1	\$125.00/1 EA	\$125.00
Install 48" Primary Splice Box	9	\$350.00/1 EA	\$3,150.00
Install Delta Bank	1	\$220.00/1 EA	\$220.00
Install Switch Cabinet	1	\$1,100.00/ea	\$1,100.00



ESTIMATE #	DATE	EXPIRES
81	05/06/2025	02/06/2026

Subtotal: \$44,434.06

Phase 1 - WR13741860 / Path Lighting Conduit	Qty	Cost/Unit	Total
<i>All related conduit & handholes for Bollard Lights</i>			
Trench and Backfill @ 36"	939	\$5.00/ft	\$4,695.00
Install 2" Conduit (for Power)	977	\$1.15/ft	\$1,123.55
Install 17" HH	15	\$95.00/ea	\$1,425.00

Subtotal: \$7,243.55

Phase 1 - WR13741860 / Streetlights & Bollards	Qty	Cost/Unit	Total
<i>Lighting fixture installation / Includes all 2" secondary conduit installation for Streetlights ***Does not include running wire & terminations***</i>			
Assemble / Install Bollard Lighting	12	\$350.00/ea	\$4,200.00
<i>Assemble / Install 12 Small Bollard Lights for Walkway</i>			
Assemble / Install Tenon Mount 14'-6"	6	\$500.00/ea	\$3,000.00
<i>Assemble and Install (6) Tenon Mount 14'-6" Light Post</i>			
Assemble / Install Tenon Mount - 21'	16	\$750.00/ea	\$12,000.00
<i>Assemble / Install (16) Tenon Mount - 21' feet tall</i>			

Subtotal: \$19,200.00

Phase 2 - WR13741868 / Path Lighting Conduit	Qty	Cost/Unit	Total
<i>Bollard Path Lighting conduit</i>			
Trench and Backfill @ 36"	2,207	\$5.00/1 LF	\$11,035.00
Install 2" Conduit	2,207	\$1.15/1 LF	\$2,538.05
Install 17" HH	54	\$95.00/1 EA	\$5,130.00

Subtotal: \$18,703.05

Phase 2 - WR13741868 / Streetlight & Bollards	Qty	Cost/Unit	Total
<i>Lighting fixture installation / Includes all 2" secondary conduit installation for Streetlights ***Does not include running wire & terminations***</i>			
Assemble / Install Bollard Lighting	54	\$350.00/1 EA	\$18,900.00
<i>Assemble / Install 54 Small Bollard Lights for Walkway</i>			



ESTIMATE #	DATE	EXPIRES
81	05/06/2025	02/06/2026

Phase 2 - WR13741868 / Streetlight & Bollards	Qty	Cost/Unit	Total
Assemble / Install Tenon Mount 14'-6" <i>Assemble and Install (4) Tenon Mount 14'-6" Light Post</i>	4	\$500.00/1 EA	\$2,000.00
Assemble / Install Tenon Mount - 21' <i>Assemble / Install (34) Tenon Mount - 21' feet tall</i>	34	\$750.00/1 EA	\$25,500.00

Subtotal: \$46,400.00

Subtotal	\$135,980.66
Tax: (0%)	\$0.00
Total	\$135,980.66

INCLUSIONS
<ul style="list-style-type: none"> • Change orders must be requested by customer and approved by customer in writing and in advance • Provide Red-Line Drawings • Provide Marker Balls at conduit ends for future connections • Provide Site pipes every 100-200' • Provide Site Pipes at all conflicts • Install all Bollard Lighting (need mounting information / hardware) • Install Street Lights • Back Fill • Proof all conduit with Jet String • Identify all Site Pipes • Provide walk-thru sign-off • Provide 24 hr. response time when any issues arise <ul style="list-style-type: none"> ◦ customer requests ◦ incidentals

EXCLUSIONS
<ul style="list-style-type: none"> • Directional Bore / (Change Order required) • Conduit to be supplied by others • FPL materials & structures



ESTIMATE #	DATE	EXPIRES
81	05/06/2025	02/06/2026

- Densities for Crossings
- Mule tape (Change Order required)
- Rock excavation, dewatering, or unsuitable soil remediation
- Concrete/asphalt cutting and restoration.
- Landscaping restoration.
- Conflict Data
- Survey
- Recertification of sewer or water due to conflicts
- Trench Shoring / Change Order will be required



ESTIMATE #	DATE	EXPIRES
81	05/06/2025	02/06/2026

TERMS & CONDITIONS

Please review the following terms and estimate due-date prior to work beginning.

APPROVAL

This Estimate has been accepted on _____ by _____

Signature: _____



01/06/2026

Arazoza Bros., Corp.**Maintenance**

1362 Northlake Blvd, Palm Beach Gardens Fl 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

Proposal**W.O. Date:** 01/06/2026**Attn:****Company:** Avenir CDD**Project:** 00194 M Avenir CDD**Address:** 12255 Avenir Dr.**W/O # 105 - Pump Station
Maint at Clubhouse****Billing Address:**

Product Description	Size	QTY	Unit Cost	Total
Quarterly Pump Station Maint and additonal parts needed	Annual Pump Station Intake Cleaning	1.00	\$3,720.00	\$3,720.00
			Grand Total	\$3,720.00



12/18/2025

Arazoza Bros., Corp.**Maintenance**

1362 Northlake Blvd, Palm Beach Gardens Fl 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

Proposal**W.O. Date:** 12/18/2025**Attn:****Company:** Avenir CDD**Project:** 00194 M Avenir CDD**Address:** 12255 Avenir Dr.**W/O # 102 - Replace Dead
Tree across from Clubhouse****Billing Address:**

Product Description	Size	QTY	Unit Cost	Total
Replace dead tree in large island across from Clubhouse	Remove and dispose of dead tree-- Install Gumbo Limbo and add soil	1.00	\$900.00	\$900.00
			Grand Total	\$900.00



01/06/2026

Arazoza Bros., Corp.**Maintenance**

1362 Northlake Blvd, Palm Beach Gardens Fl 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

Proposal**W.O. Date:** 01/06/2026**Attn:****Company:** Avenir CDD**Project:** 00194 M Avenir CDD**Address:** 12255 Avenir Dr.**W/O # 104 - Pump Station
Maintenance at all sites except
clubhouse****Billing Address:**

Product Description	Size	QTY	Unit Cost	Total
Quarterly Pump Station Maintenance	Annual Pump Station Intake Cleaning	1.00	\$6,700.00	\$6,700.00
			Grand Total	\$6,700.00



01/07/2026

Arazoza Bros., Corp.

Maintenance

1362 Northlake Blvd, Palm Beach Gardens Fl 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

Proposal

W.O. Date: 12/09/2025

Attn:

Company: Avenir CDD

Project: 00194 M Avenir CDD

Address: 12255 Avenir Dr.

W/O # 100 - Replace Bladder Tank at Regency Pump Station
Billing Address:

Product Description	Size	QTY	Unit Cost	Total
Replace Bladder tank and corresponding wiring	Price Includes parts and labor	1.00	\$650.00	\$650.00
			Grand Total	\$650.00



01/12/2026

Arazoza Bros., Corp.**Maintenance**

1362 Northlake Blvd, Palm Beach Gardens Fl 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

Proposal**W.O. Date:** 01/12/2026**Attn:****Company:** Avenir CDD**Project:** 00194 M Avenir CDD**Address:** 12255 Avenir Dr.**W/O # 107 - Replace power
supply at Regency Pump Station****Billing Address:**

Product Description	Size	QTY	Unit Cost	Total
Replace Electrical component that authorizes pump to run	Part and Labor to Install	1.00	\$350.00	\$350.00
			Grand Total	\$350.00



12/15/2025

Arazoza Bros., Corp.**Maintenance**

1362 Northlake Blvd, Palm Beach Gardens Fl 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

Proposal**W.O. Date:** 12/15/2025**Attn:****Company:** Avenir CDD**Project:** 00194 M Avenir CDD**Address:** 12255 Avenir Dr.**W/O # 101 - Replace
Cracked Flanges at Regency
pump station****Billing Address:**

Product Description	Size	QTY	Unit Cost	Total
Replace Cracked Flanges at Regency Pump Station	Includes all material and labor	1.00	\$1,560.00	\$1,560.00
			Grand Total	\$1,560.00



01/07/2026

Arazoza Bros., Corp.**Maintenance**

1362 Northlake Blvd, Palm Beach Gardens Fl 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

Proposal**W.O. Date:** 12/01/2025**Attn:****Company:** Avenir CDD**Project:** 00194 M Avenir CDD**Address:** 12255 Avenir Dr.**W/O # 94 - Solana Bay South
Wall Palm and Tree Trimming****Billing Address:**

Product Description	Size	QTY	Unit Cost	Total
Trim Cabbage Palms and Hardwoods along South Wall--Interior and Exterior	Limited access behind homes--Lump Sum	1.00	\$20,080.00	\$20,080.00
			Grand Total	\$20,080.00



*Monthly Managers Report
January 22, 2026*

Date of Report: 1/14/26

Submitted by: Richard Salvatore

○ **Completed Tasks**

- Outlets around all the trees which were lit for the holidays were installed/repaired/upgraded in time for the holiday turn on, per boards decision.
- Access control expansion project has been completed
 - Additional touch point was added to the front door, entire clubhouse and pool deck is now secured with the access control system.
 - Callbox has been added at the front door to “buzz in” Patrons who do not have their ID, Guests, Tours, etc.
- Along with the coffee machine in the “Club Room”, a small “library” and seating area has been added and organized.
 - Library is stocked with a small assortment of books or varying genres, board and card games, etc.
 - Library accepts resident donations of books, for library placement after screening.
- Protective padding for the gates/fences surrounding the Pickleball courts has been ordered, awaiting delivery. ETA: 1/14/26
 - Padding will run across the top of all gates and fences to protect users from “running into” fence, preventing injury.

○ **Ongoing Tasks**

- Working with automatic access to get an updated proposal to add additional security cameras on the exterior of the clubhouse, increasing monitoring and security of amenities.
 - ~ **\$21,068 for all material and Labor was the previous quote.**
- Working with multiple vendors to acquire accurate pricing for “wind sensors” for the Avenir Drive entry fountains, per board’s request

○ **Future Items / Items For Consideration**

- Proposals for spare pumps for the coconut entry feature have been received. 2 Proposals; 1 for exact matches, 1 for cheaper options with exact same specs and footprint. **PUSH TO 25-26**
 - Exact Matches: **\$13,387** for (4) 3HP Pentair pumps
 - Alternate Option: **\$5,010** for (4) 3HP XtremePower US Pumps
- Troubleshooting to identify faulty exterior lights has been completed. 27 in total were identified. **PUSH TO 25-26**
 - Quote received from Boston Electric: **\$9,656**



○ ***Resident Recommendations***

- Residents have recommended the addition of a “paddle system” instruction on the pickleball courts to help inform other Pickleball players of common court etiquette
 - Specifically, etiquette regarding the “next up” system commonly used at popular pickleball courts.
 - To satisfy this request, we recommend adding a “bulletin board” inside the pickleball gated area, where we can post community blasts, marketing for events, etc.

○ ***Board Recommended Items***

- The preliminary Internal audit of all active ID cards vs current homeowners has been completed: Any expired leases, resales, etc have been deactivated.
 - **Remaining work upon approval:** Send out a community blast informing residents that an update of existing paperwork is required, and establish a deactivation date if not updated before set date.



Lifestyle Directors Report

Date of Report: 1/14/26

Submitted by: Patrice Chiaramonte

Holiday Shopping Boutique – Wednesday, November 12, 2025

The Holiday Shopping Boutique from 6:00–9:00 PM welcomed approximately 150 attendees and featured over 30 local Palm Beach County vendors, including residents of the community. Guests enjoyed light bites, a cash bar, and music from a live DJ, creating a festive holiday shopping atmosphere.



Learn How to Ballroom Dance Night – Friday, November 14, 2025

The community partnered with Legacy Dance to host a “Learn How to Ballroom Dance” night from 7:00–9:00 PM. Attendees enjoyed snacks and drinks while learning dance techniques in a fun, social setting.



AC/DC Cover Band – Saturday, November 22, 2025

An AC/DC cover band performed from 7:00–9:00 PM, attracting approximately 50 attendees who enjoyed a lively evening of music and entertainment.



Trivia Night Family Event – Wednesday, December 3, 2025

The Trivia Night Family Event provided a fun, interactive evening for families to test their knowledge and engage in friendly competition.



Food Truck Thursday – Thursday, December 11, 2025

Food Truck Thursday featured OMG Food Truck, giving attendees the chance to enjoy a variety of fresh, local foods in a casual, social environment at the clubhouse.



Snow Topia Carnival – Saturday, December 13, 2025

The Snow Topia Carnival drew over 200 community participants. Families enjoyed seeing Santa ride around the neighborhood in a firetruck provided by the City of Palm Beach Gardens and taking photos with him afterward. The event also featured brunch, an obstacle course, face painting, and a variety of other kids' activities, creating a festive, family-friendly holiday celebration.



Kids Craft Week – December 21–27, 2025

Kids Craft Week at the clubhouse included a movie night featuring *Elf* with a hot cocoa bar, ornament decorating, gingerbread house making, and various holiday-themed craft activities. These events offered children and families engaging activities during the holiday break.



Rolling Into 2026 Celebration – Saturday, January 3, 2026

The “Rolling Into 2026” celebration welcomed approximately 175 attendees. The evening featured casino tables, a live band, bar service, catering by The Nest, prizes, and live entertainment, creating a festive and memorable start to the New Year.



Decorate a Pickleball Paddle – Friday, January 9, 2026

The Decorate a Pickleball Paddle event from 3:00–5:00 PM allowed participants to combine creativity with their love of pickleball.



Card and Game Social Ladies Luncheon – Tuesday, January 13, 2026

The Card and Game Social Ladies Luncheon attracted 40 attendees, who played cards, learned how to play Mahjong, and enjoyed boxed lunches provided by The Nest, fostering social connections and learning opportunities.



Upcoming Events – January 17–28, 2026

Upcoming events include an Aerosmith Tribute Band on Saturday, January 17; a Charcuterie Class on Tuesday, January 20; Family Bingo on Wednesday, January 21; G's Hibachi Food Truck Thursday on January 22; Kinder and Elementary Art Classes on Friday, January 23; Coffee and Friends Mix-and-Mingle on Saturday, January 24; an Art Decoupage Event on Tuesday, January 27; and an Alzheimer's Awareness Event on Wednesday, January 28.

Ongoing Programs

In addition to these special events, the community continues to offer weekly fitness classes, weekly kids music classes, monthly kids art classes, swimming lessons, and tennis and pickleball clinics and lessons provided by Play Academy, supporting active and engaged lifestyles for residents of all ages.



Field Operations Manager Report

Date Submitted: 1/14/26

Submitted by: Jorge Rodriguez

Completed Tasks

- Both entry fountains have received a deep cleaning including a vacuuming and a flush.
 - This has been added as a monthly item.
- A deep cleaning has been completed in the gym and aerobics room.
 - This includes full wipe down and sanitation of all equipment, cleaning of air vents, moving and cleaning under and inside machines, and steam cleaning the gym flooring.
- Power washing and maintenance of the playgrounds has been completed on 1/12 – 1/13
- Power washing of all sidewalks and walkways was completed the week of 12/8/2025
 - Next sidewalk pressure washing scheduled for the first week of February
- Power washing of the pool deck and pool furniture was completed the week of 12/28, next scheduled cleaning is the end of January / first week of February
- The planter bed bench (Isolated single palm near the event hall with wrap around bench) has been sanded down, teak oiled, and sealed.

Weekly Projects

- All garbage cans outside the clubhouse, within tennis and pickleball courts, and down Avenir Drive and Northlake Blvd are emptied and cleaned as needed.
- All exterior light fixtures are inspected nightly, and Interior lights are inspected daily.
- The 6 Clay Tennis Courts are raked and rolled thrice weekly. (Mon, Wed, Fri)
- All 8 hard floor Tennis Courts and pickleball courts are blown daily to clean debris.
- All Clubhouse grounds, including parking lots, sidewalks, pool deck, playgrounds, etc., are blown daily.
- The playgrounds are being pressure washed monthly. All the equipment is thoroughly checked and tightened weekly. Inspections are completed daily upon opening.
- All pools, splash pad, spa, and fountains are maintained daily to FL DoH standards.
- All the outside recessed lighting covers have been removed and cleaned, removing all bugs and webs.

