



**TWO LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
MAY 22, 2025  
6:00 P.M.**

Special District Services, Inc.  
8785 SW 165th Avenue, Suite 200  
Miami, FL 33193  
786.313.3661 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**

Aquabella Clubhouse  
10401 W 35<sup>th</sup> Lane  
Hialeah, Florida 33018

**REGULAR BOARD MEETING**

May 22, 2025  
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. April 24, 2025 Special Board Meeting.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 5
  - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
  - 3. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 25025/2026 Final Budget.....Page 6
- H. Old Business
  - 1. Update Regarding Lake Fountains
  - 2. Update Regarding Parking Rules and Clubhouse Rules
  - 3. Update Regarding Gym Upgrades.....Page 16
- I. New Business
  - 1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 25025/2026 Meeting Schedule.....Page 18
  - 2. Consider Resolution No. 2025-06 – Declaring Surplus Property.....Page 20
  - 3. Discussion Regarding Aquabella Club Events and Food Truck Safety.....Page 23
  - 4. Discussion Regarding Brotherhood Security Proposal – Increased Service Hours.....Page 35
  - 5. Discussion Regarding ButterflyMX Proposal for Access Control (Clubhouses).....Page 36
  - 6. Discussion Regarding Ice Maker for the Main Clubhouse.....Page 44
  - 7. Discussion Regarding Coffee Machine (Second Clubhouse).....Page 46
  - 8. Discussion Regarding Vending Machines.....Page 53
  - 9. Discussion Regarding Mold Remediation for both Clubhouses
- J. Administrative Matters
  - 1. Reminder: Statement of Financial Interest – Form 1
- K. Board Member & Staff Closing Comments
- L. 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
142132	599567	Print Legal Ad-IPL01979090 - IPL0197909		\$764.59	2	51L

**Attention:** Laura J. Archer

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

**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**  
**NOTICE IS HEREBY GIVEN** that the Board of Supervisors (the "Board") of the **Two Lakes Community Development District** (the "District") will hold Regular Meetings at the Aquabella Clubhouse located at 10401 W 35th Lane, Hialeah, Florida 33018 at **6:00 p.m.** on the following dates:

**October 24, 2024**  
**November 14, 2024**  
**December 12, 2024**  
**February 27, 2025**  
**March 27, 2025**  
**April 24, 2025**  
**May 22, 2025**  
**June 26, 2025**  
**July 24, 2025**  
**September 25, 2025**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

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

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to 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 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

### **TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**

**www.twolakescdd.org**  
IPL0197909  
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

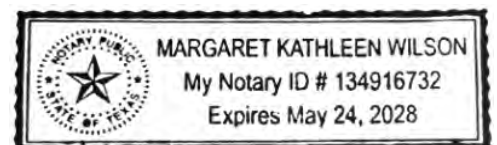
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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!

**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
APRIL 24, 2025**

**A. CALL TO ORDER**

District Manager Armando Silva called the April 24, 2025, Regular Board Meeting of the Two Lakes Community Development District (the “District”) to order at 6:10 p.m. in the Aquabella Clubhouse located at 10401 W 35<sup>th</sup> Lane, Hialeah, Florida 33018.

**B. PROOF OF PUBLICATION**

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 10, 2024, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Chairperson Joseph Noriega (via speakerphone), Vice-Chairperson Carlos Mendiluze and Supervisors Mauricio Jaramillo and Orlando Bracho.

Staff in attendance included: District Manager Armando Silva Special District Services, Inc.; and District Counsel Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

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

There were no comments from the public at this time.

**F. APPROVAL OF MINUTES**

**1. April 10, 2025, Special Board Meeting**

The minutes of the April 10, 2025, Special Board Meeting were presented and the Board was asked if there were any changes, there being no changes, a **motion** was made by Mr. Mendiluze, seconded by Mr. Bracho and passed unanimously approving the minutes of the April 10, 2025, Special Board Meeting, as presented.

**G. OLD BUSINESS.**

**1. Update Regarding Lake Fountains**

Mr. Silva stated that the City of Hialeah was requiring a permit submittal by a General Contractor because the installation of the fountains will require the removal/re-installation of pavers within the pool area in the main clubhouse.

**2. Discussion Regarding Parking Rules and Towing (Clubhouses)**

Mr. Silva stated that the Notices of Rule Development and Rulemaking pertaining to the adoption of parking rules and amendments to the club rules would be published in the *Miami Herald* and the public hearing would be held on May 22, 2025.

### **3. Discussion Regarding Gym Upgrades**

Mr. Silva informed the Board that a revision to the equipment had been requested from the gym equipment vendor which he will provide after the first week of May.

### **4. Update Regarding Agreement for Waste Management Services Agreement with Waste Connections of Florida, Inc.**

Mr. Silva stated that he was still awaiting the fully executed agreement from the vendor.

## **H. NEW BUSINESS**

### **1. Discussion Regarding Aquabella Club Events and Food Truck Safety**

This item was tabled to the next meeting.

### **2. Discussion Regarding Brotherhood Security Proposal – Increased Service Hours**

This item was tabled to the next meeting.

### **3. Discussion Regarding ButterflyMX Proposal for Access Control (Clubhouses)**

Mr. Silva provided the Board with a proposal from ButterflyMX and ProtectNet pertaining to the installation of an access control system for the clubhouses. ButterflyMX is the company that manages the software and ProtectNet installs the hardware. A discussion ensued after which the Board requested to table discussion regarding this item to the next meeting.

### **4. Discussion Regarding Surplus Workout Equipment & BBQ Grill Protocol**

This item was tabled to the next meeting.

### **5. Discussion Regarding Parking Rules**

This item was discussed under agenda item G.2.

## **I. ADMINISTRATIVE MATTERS**

### **1. Discussion Regarding Memorandum Regarding the Legal Requirements for Miami-Dade County CDDs Owning/Maintaining Stormwater Management Systems**

District Counsel submitted a memorandum advising the District of the legal requirements with owning and maintaining stormwater management systems within Miami-Dade County. Certain permitting requirements are now necessary as well as Operation & Maintenance manuals that are now required to be submitted to Miami-Dade County.

**J. BOARD MEMBERS & STAFF CLOSING COMMENTS**

Mr. Silva advised that the Board would meet again on May 22, 2025.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Mendiluze, seconded by Mr. Jaramillo and passed unanimously adjourning the Regular Board Meeting at 7:30 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice-Chairperson

Publication Date  
2025-05-09

Subcategory  
Miscellaneous Notices

Notice of Public Hearing & Regular Board Meeting of the  
Two Lakes Community Development District

The Board of Supervisors (the "Board") of the Two Lakes Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on May 22, 2025, at 6:00 p.m., or as soon thereafter as can be heard, in the Aquabella Clubhouse located at 10401 W. 35th Lane, Hialeah, Florida 33018.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget and the Non-Ad Valorem Assessment Roll of the District. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. A copy of the District's Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Scheduled Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 313-3661 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their 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.

Two Lakes Community Development District

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

IPL0230434

May 2,9 2025

**RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 FINAL BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Two Lakes Community Development District (“District”) has prepared a Proposed Operating Fund Budget for Fiscal Year 2025/2026, and the Board is empowered to provide a funding source to operate the District and to impose special assessments upon the properties within the District, as required; and

**WHEREAS**, the District has held a duly advertised Public Hearing to receive public comments on the Proposed Operating Fund Budget, has considered and adopted the Fiscal Year 2025/2026 Operating Fund Budget; and is now authorized to levy non-ad valorem assessments upon the assessable properties within the District.

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

**Section 1.** The Operating Fund Budget for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is accepted, approved and adopted.

**Section 2.** The Secretary and/or Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 22<sup>nd</sup> day of May, 2025.

**ATTEST:**

**TWO LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

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

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



# Two Lakes Community Development District

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

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**FINAL BUDGET**  
**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2025/2026 BUDGET
<b>REVENUES</b>	
Administrative Assessments	125,833
Maintenance Assessments	135,620
Clubhouse Maintenance Assessments	1,431,277
Debt Assessments - Series 2017	1,482,926
Debt Assessments - Series 2019	1,153,711
Debt Assessments - Series 2024	2,349,335
Other Revenue	0
Interest Income - Stormwater Account	0
Interest Income	1,440
<b>TOTAL REVENUES</b>	<b>\$ 6,680,142</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	2,400
Management	42,648
Legal	20,000
Assessment Roll	9,400
Audit Fees	7,900
Arbitrage Rebate Fee	1,950
Insurance	7,100
Legal Advertisements	8,000
Miscellaneous	1,200
Postage	500
Office Supplies	700
Dues & Subscriptions	175
Trustee Fees	9,750
Continuing Disclosure Fee	3,000
Administrative Contingency	5,000
<b>Total Administrative Expenditures</b>	<b>\$ 119,723</b>
<b>Maintenance Expenditures</b>	
Annual Engineer's Report & Inspections	5,000
Field Operations Management	1,500
Roadway/Street Drainage System	35,000
Lake Tract(s) Maintenance	14,000
Aquatic Maintenance	16,000
Lake Fountain Maintenance	6,000
Storm Drainage/Class V Permit	3,500
Capital Improvements Fund	46,483
<b>Total Maintenance Expenditures</b>	<b>\$ 127,483</b>
<b>Total Clubhouse Expenditures</b>	<b>\$ 1,345,400</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,592,606</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 5,087,536</b>
Bond Payments - Series 2017	(1,393,950)
Bond Payments - Series 2019	(1,084,488)
Bond Payments - Series 2024	(2,208,375)
<b>BALANCE</b>	<b>\$ 400,723</b>
County Appraiser & Tax Collector Fee	(133,575)
Discounts For Early Payments	(267,148)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 0</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 0</b>

**DETAILED FINAL BUDGET**  
**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	108,561	99,094	125,833	Expenditures Less Interest/.94
Maintenance Assessments	163,124	163,124	135,620	Expenditures/.94
Clubhouse Maintenance Assessments	0	0	1,431,277	Expenditures/.94
Debt Assessments - Series 2017	1,482,926	1,482,926	1,482,926	Bond Payments/.94
Debt Assessments - Series 2019	1,153,711	1,153,711	1,153,711	Bond Payments/.94
Debt Assessments - Series 2024	0	0	2,349,335	Bond Payments/.94
Other Revenue	0	0	0	
Interest Income - Stormwater Account	3,241	0	0	
Interest Income	54,481	720	1,440	Projected At \$120 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 2,966,044</b>	<b>\$ 2,899,575</b>	<b>\$ 6,680,142</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	2,400	0	2,400	\$2,400 Increase From 2024/2025 Budget
Management	40,248	41,448	42,648	CPI Adjustment - Includes Website Management
Legal	23,476	12,800	20,000	\$7,200 Increase From 2024/2025 Budget
Assessment Roll	9,400	9,400	9,400	No Change From 2024/2025 Budget
Audit Fees	5,800	5,900	7,900	\$2,000 Increase Due to Clubhouse Addition
Arbitrage Rebate Fee	1,300	1,300	1,950	\$650 Increase From 2024/2025 Budget
Insurance	6,594	7,100	7,100	Fiscal Year 2023/2024 Expenditure Was \$6,594
Legal Advertisements	12,932	2,500	8,000	\$5,500 Increase From 2024/2025 Budget
Miscellaneous	1,255	1,200	1,200	No Change From 2024/2025 Budget
Postage	1,563	500	500	No Change From 2024/2025 Budget
Office Supplies	2,004	700	700	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	Annual Dues Payment To Dept Of Economic Opportunity
Trustee Fees	6,500	6,500	9,750	\$3,250 Increase From 2024/2025 Budget
Continuing Disclosure Fee	1,000	2,000	3,000	\$1000 Increase From 2024/2025 Budget
Administrative Contingency	7,684	2,346	5,000	Administrative Contingency
<b>Total Administrative Expenditures</b>	<b>\$ 122,331</b>	<b>\$ 93,869</b>	<b>\$ 119,723</b>	
<b>Maintenance Expenditures</b>				
Annual Engineer's Report & Inspections	3,355	2,400	5,000	\$2,600 Increase From 2024/2025 Budget
Field Operations Management	1,500	1,500	1,500	No Change From 2024/2025 Budget
Roadway/Street Drainage System	16,267	35,000	35,000	No Change From 2024/2025 Budget
Lake Tract(s) Maintenance	13,008	12,000	14,000	\$2,000 Increase From 2024/2025 Budget
Aquatic Maintenance	14,880	15,000	16,000	\$1,000 Increase From 2024/2025 Budget
Lake Fountain Maintenance	0	0	6,000	New Addition to Budget
Storm Drainage/Class V Permit	0	0	3,500	New Addition to Budget
Capital Improvements Fund	0	87,437	46,483	Capital Improvements Fund
<b>Total Maintenance Expenditures</b>	<b>\$ 49,010</b>	<b>\$ 153,337</b>	<b>\$ 127,483</b>	
<b>Total Clubhouse Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,345,400</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 171,340</b>	<b>\$ 247,206</b>	<b>\$ 1,592,606</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 2,794,704</b>	<b>\$ 2,652,369</b>	<b>\$ 5,087,536</b>	
Bond Payments - Series 2017	0	(1,393,950)	(1,393,950)	2025 Principal & Interest Payments
Bond Payments - Series 2019	0	(1,084,488)	(1,084,488)	2025 Principal & Interest Payments
Bond Payments - Series 2024	0	0	(2,208,375)	2025 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 2,794,704</b>	<b>\$ 173,931</b>	<b>\$ 400,723</b>	
County Appraiser & Tax Collector Fee	0	(57,977)	(133,575)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(115,954)	(267,148)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 2,794,704</b>	<b>\$ -</b>	<b>\$ 0</b>	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 2,794,704</b>	<b>\$ -</b>	<b>\$ 0</b>	

**DETAILED FINAL BUDGET (CLUBHOUSE)**  
**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>CLUBHOUSE OPERATIONS &amp; MAINTENANCE EXPENDITURES</b>				
Access Control Repairs & Maintenance	0	8,400	12,000	Repairs & maintenance of the access control system of the Club Property.
Air Conditioning Maintenance & Repairs	0	3,696	4,500	AC maintenance contract and associated repairs.
Capital Improvements	0	0	85,000	Combination of MMI Management Fees & Payroll for staff
Clubhouse Coffee Machine	0	0	9,000	Combination of MMI Management Fees & Payroll for staff
Clubhouse MMI Management Fees	0	480,312	460,000	Combination of MMI Management Fees & Payroll for staff
Clubhouse SDS Management	0	0	24,000	SDS Clubhouse Management Fee
Electricity	0	96,900	80,000	Electricity (irrigation, pool equipment, outdoor lights, etc.)
Fitness Equipment Maintenance & Improvements	0	15,000	30,000	Fitness equipment maintenance contract & repairs.
Holiday Decor	0	0	20,000	Property, Liability & other insurance coverages for Club Property.
Insurance-Property & Liability	0	29,400	44,000	Property, Liability & other insurance coverages for Club Property.
Irrigation Repairs & Maintenance	0	5,700	5,700	Irrigation repairs & maintenance at Club Property.
Janitorial Supplies	0	30,000	30,000	Janitorial supplies required for Club Property.
Landscape Maintenance	0	50,100	60,000	32 cuts/edging per year, monthly shrub trimming & bed work, quarterly pest & fertilization
Landscape Replacement (Includes Mulching)	0	25,200	25,200	Landscape replacement and yearly mulching of Club Property.
Office Supplies/Club House Supplies	0	10,140	6,000	Supplies and equipment required for onsite office.
Pest Control	0	4,800	15,500	Pest control at Club Property
Pool Maintenance	0	72,000	58,000	Routine pool maintenance and additional cleanings when required.
Pool Repairs	0	48,000	44,000	Repairs of the pools.
Property Taxes	0	12,000	12,000	Property taxes for the Club Property
General Repairs/Maintenance & Supplies	0	48,000	55,000	General repairs and maintenance of the Club Property.
Special Events	0	40,200	15,000	Events and activities hosted by the Club.
Security Services	0	250,200	175,000	Security services for Club Property as needed.
Telephone, Cable, Internet	0	18,600	14,500	Expenses for services
Trash Collection/Recycling	0	22,080	15,000	Trash collection expenses for Club Property.
Water & Sewer	0	40,800	37,000	Water & sewer for Club Property
Window Cleaning & Pressure Cleaning	0	10,020	9,000	Yearly window cleaning and pressure washing of Club Property.
<b>TOTAL CLUBHOUSE OPERATIONS &amp; MAINTENANCE EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 1,321,548</b>	<b>\$ 1,345,400</b>	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
<b>TOTAL CLUB OPERATIONS &amp; MAINTENANCE EXPENDITURES</b>				
Operating Expenditures	-	1,321,548	1,345,400	\$806.20 Per Year * 1669 Units = \$1,345,548
				Assessment Including Discounts & Fees (\$806.20/.94 =
				\$857.66 Per Year * 1669 Units = \$1,431,434.54)

**DETAILED FINAL DEBT SERVICE (SERIES 2017) FUND BUDGET**  
**TWO LAKES 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	100,217	500	500	Projected Interest For 2025/2026
NAV Tax Collection	1,411,973	1,393,950	1,393,950	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$1,512,190</b>	<b>\$1,394,450</b>	<b>\$1,394,450</b>	
<b>EXPENDITURES</b>				
Principal Payments	435,000	470,000	490,000	Principal Payment Due In 2026
Interest Payments	947,650	920,750	901,950	Interest Payments Due In 2026
Bond Redemption	0	3,700	2,500	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$1,382,650</b>	<b>\$1,394,450</b>	<b>\$1,394,450</b>	
<b>Excess/ (Shortfall)</b>	<b>\$129,540</b>	<b>\$0</b>	<b>\$0</b>	

**Series 2017 Bond Information**

Original Par Amount =	\$21,685,000	Annual Principal Payments Due:
Interest Rate =	3.25% - 5.0%	December 15th
Issue Date =	June 2017	Annual Interest Payments Due:
Maturity Date =	November 2047	June 15th & December 15th
Par Amount As Of 1/1/25 =	\$18,815,000	

**DETAILED FINAL DEBT SERVICE (SERIES 2019) FUND BUDGET**  
**TWO LAKES 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	73,842	500	500	Projected Interest For 2025/2026
NAV Tax Collection	1,098,606	1,084,488	1,084,488	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$1,172,448</b>	<b>\$1,084,988</b>	<b>\$1,084,988</b>	
<b>EXPENDITURES</b>				
Principal Payments	400,000	430,000	445,000	Principal Payment Due In 2026
Interest Payments	669,963	651,513	637,000	Interest Payments Due In 2026
Bond Redemption	0	3,475	2,988	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$1,069,963</b>	<b>\$1,084,988</b>	<b>\$1,084,988</b>	
<b>Excess/ (Shortfall)</b>	<b>\$102,485</b>	<b>\$0</b>	<b>\$0</b>	

**Series 2019 Bond Information**

Original Par Amount =	\$19,050,000	Annual Principal Payments Due:
Interest Rate =	3.0% - 4.0%	December 15th
Issue Date =	September 2019	Annual Interest Payments Due:
Maturity Date =	December 2049	June 15th & December 15th
Par Amount As Of 1/1/25 =	\$17,070,000	

**DETAILED FINAL DEBT SERVICE (SERIES 2024) CLUBHOUSE FUND BUDGET**  
**TWO LAKES 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	0	0	500	Projected Interest For 2025/2026
NAV Tax Collection	0	0	2,208,375	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,208,875</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	0	505,000	Principal Payment Due In 2026
Interest Payments	0	0	1,700,875	Interest Payments Due In 2026
Bond Redemption	0	0	3,000	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,208,875</b>	
<b>Excess/ (Shortfall)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

**Series 2024 Bond Information**

Original Par Amount =	\$34,270,000	Annual Principal Payments Due:
Interest Rate =	5.00%	May 1st
Issue Date =	October 2024	Annual Interest Payments Due:
Maturity Date =	November 2055	May 1st & November 1st
Par Amount As Of 1/1/25 =	\$34,270,000	



## Two Lakes Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
<b>Original Units</b>					
Administrative For Villa Units	\$59.39	\$59.38	\$59.38	\$59.38	\$75.39
Maintenance For Villa Units	\$97.94	\$97.94	\$97.94	\$97.94	\$81.26
Clubhouse Maintenance For Villa Units	\$0.00	\$0.00	\$0.00	\$0.00	\$857.57
Clubhouse Debt For Villa Units	\$0.00	\$0.00	\$0.00	\$0.00	\$1,407.63
<u>Debt For Villa Units</u>	<u>\$1,472.00</u>	<u>\$1,472.00</u>	<u>\$1,472.00</u>	<u>\$1,472.00</u>	<u>\$1,472.00</u>
Total For Villa Units	<b>\$1,629.33</b>	<b>\$1,629.32</b>	<b>\$1,629.32</b>	<b>\$1,629.32</b>	<b>\$3,893.85</b>
Administrative For Townhome Units	\$59.38	\$59.38	\$59.38	\$59.38	\$75.39
Maintenance For Townhome Units	\$97.94	\$97.94	\$97.94	\$97.94	\$81.26
Clubhouse Maintenance For Villa Units	\$0.00	\$0.00	\$0.00	\$0.00	\$857.57
Clubhouse Debt For Villa Units	\$0.00	\$0.00	\$0.00	\$0.00	\$1,407.63
<u>Debt For Townhome Units</u>	<u>\$1,524.50</u>	<u>\$1,524.50</u>	<u>\$1,524.50</u>	<u>\$1,524.50</u>	<u>\$1,524.50</u>
Total For Townhome Units	<b>\$1,681.82</b>	<b>\$1,681.82</b>	<b>\$1,681.82</b>	<b>\$1,681.82</b>	<b>\$3,946.35</b>
Administrative For Single Family Units	\$59.38	\$59.38	\$59.38	\$59.38	\$75.39
Maintenance For Single Family Units	\$97.94	\$97.94	\$97.94	\$97.94	\$81.26
Clubhouse Maintenance For Villa Units	\$0.00	\$0.00	\$0.00	\$0.00	\$857.57
Clubhouse Debt For Villa Units	\$0.00	\$0.00	\$0.00	\$0.00	\$1,407.63
<u>Debt For Single Family Units</u>	<u>\$1,577.00</u>	<u>\$1,577.00</u>	<u>\$1,577.00</u>	<u>\$1,577.00</u>	<u>\$1,577.00</u>
Total For Single Family Units	<b>\$1,734.32</b>	<b>\$1,734.32</b>	<b>\$1,734.32</b>	<b>\$1,734.32</b>	<b>\$3,998.85</b>
<b>Expansion Units</b>					
Administrative For Villa Units	\$59.38	\$59.38	\$59.38	\$59.38	\$75.39
Maintenance For Villa Units	\$97.94	\$97.94	\$97.94	\$97.94	\$81.26
Clubhouse Maintenance For Villa Units	\$0.00	\$0.00	\$0.00	\$0.00	\$857.57
Clubhouse Debt For Villa Units	\$0.00	\$0.00	\$0.00	\$0.00	\$1,407.63
<u>Debt For Villa Units</u>	<u>\$1,555.00</u>	<u>\$1,555.00</u>	<u>\$1,555.00</u>	<u>\$1,555.00</u>	<u>\$1,555.00</u>
Total For Villa Units	<b>\$1,712.32</b>	<b>\$1,712.32</b>	<b>\$1,712.32</b>	<b>\$1,712.32</b>	<b>\$3,976.85</b>
Administrative For Townhome Units	\$59.38	\$59.38	\$59.38	\$59.38	\$75.39
Maintenance For Townhome Units	\$97.94	\$97.94	\$97.94	\$97.94	\$81.26
Clubhouse Maintenance For Villa Units	\$0.00	\$0.00	\$0.00	\$0.00	\$857.57
Clubhouse Debt For Villa Units	\$0.00	\$0.00	\$0.00	\$0.00	\$1,407.63
<u>Debt For Townhome Units</u>	<u>\$1,658.00</u>	<u>\$1,658.00</u>	<u>\$1,658.00</u>	<u>\$1,658.00</u>	<u>\$1,658.00</u>
Total For Townhome Units	<b>\$1,815.32</b>	<b>\$1,815.32</b>	<b>\$1,815.32</b>	<b>\$1,815.32</b>	<b>\$4,079.85</b>
Administrative For Single Family Units	\$59.38	\$59.38	\$59.38	\$59.38	\$75.39
Maintenance For Single Family Units	\$97.94	\$97.94	\$97.94	\$97.94	\$81.26
Clubhouse Maintenance For Villa Units	\$0.00	\$0.00	\$0.00	\$0.00	\$857.57
Clubhouse Debt For Villa Units	\$0.00	\$0.00	\$0.00	\$0.00	\$1,407.63
<u>Debt For Single Family Units</u>	<u>\$1,866.00</u>	<u>\$1,866.00</u>	<u>\$1,866.00</u>	<u>\$1,866.00</u>	<u>\$1,866.00</u>
Total For Single Family Units	<b>\$2,023.32</b>	<b>\$2,023.32</b>	<b>\$2,023.32</b>	<b>\$2,023.32</b>	<b>\$4,287.85</b>

**\* Assessments Include the Following :**

4% Discount for Early Payments  
1% County Tax Collector Fee  
1% County Property Appraiser Fee

**Community Information - Original Units (Original):**

Villa Units	347
Townhome Units	420
<u>Single Family Units</u>	<u>209</u>
Total Area One Units	976

**Community Information - Original Units (Current):**

Villa Units	407
Townhome Units	372
<u>Single Family Units</u>	<u>203</u>
Total Area One Units	982

Note: Covenant Amount (After Discounts & Fees)

For Original Units = \$248.00  
\$248.00/.94 = \$263.82

Covenant Amount (After Discounts & Fees)

For Expansion Units = \$262.00  
\$262.00/.94 = \$278.72

<b>Total Units</b>	
Original Units:	982
<u>Expansion Units:</u>	<u>687</u>
Total Units:	1,669

**Community Information - Expansion Units:**

Villa Units	246
Townhome Units	248
<u>Single Family Units</u>	<u>193</u>
Total Expansion Units	687

# Aquabella Club House 1

Sales Contact:  
Clinton Judd

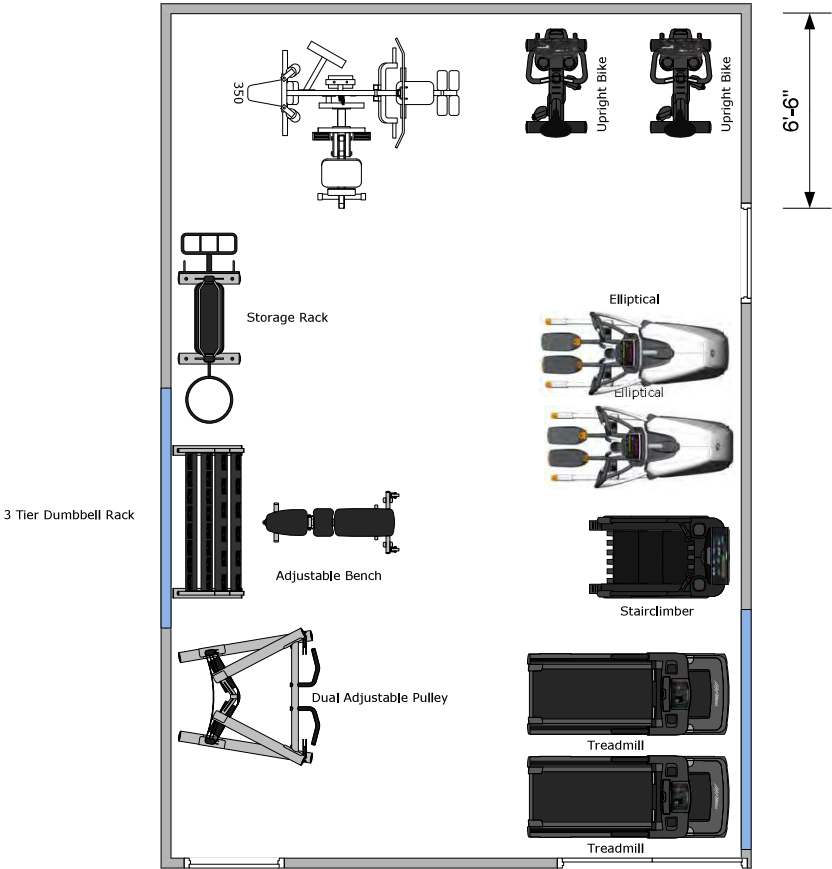
Date: 4.29.25

Version: 2.0

Scale: 7/128"=1'-0"

**DISCLAIMER:**  
THIS FLOORPLAN IS PROVIDED FOR GENERAL VISUAL REFERENCE ONLY. ANY DIMENSIONS USED TO CREATE THESE DRAWINGS SHOULD BE VERIFIED BY THE OWNERS OF THE FACILITY, CONTRACTORS AND/OR THEIR AGENTS. THESE DRAWINGS ARE NOT DESIGNED TO BUILD FROM AND SHALL NOT BE USED AS BUILDING DOCUMENTS BY ANY PARTIES. LIFE FITNESS MAKES NO REPRESENTATION OR WARRANTY THAT THE FLOORPLAN COMPLIES WITH ANY APPLICABLE LAW, CODES, RULE OR REGULATION OR ANY INDUSTRY OR SAFETY STANDARD OR REQUIREMENT, INCLUDING ASTM OR EUROPEAN STANDARD SPACING RECOMMENDATIONS FOR ACCESS, PASSAGE AROUND, OR EMERGENCY DISMOUNT. COMPLIANCE WITH INDUSTRY STANDARDS, APPLICABLE LAW, CODES, RULE OR REGULATION REGARDING PLACEMENT OF AND CLEARANCE OF EQUIPMENT AND ASSOCIATED ITEMS IS BY OWNER AND LIFE FITNESS DISCLAIMS ALL RESPONSIBILITY WITH RESPECT THERETO.

**ADDITIONAL NOTES:**  
FLOOR PLAN DIMENSIONS ARE BASED ON INFORMATION PROVIDED BY FACILITY OWNER OR ITS REPRESENTATIVES AND SHOULD BE VERIFIED IN THE FIELD.



## Electrical Legend:

- DEDICATED RECEPTACLE
- STANDARD RECEPTACLE
- OPTIONAL RECEPTACLE
- WIFI / WIRED INTERNET
- TV CONNECTION

CONSULT A QUALIFIED ELECTRICAL PROFESSIONAL TO DETERMINE POWER REQUIREMENTS AND PLACEMENT.

POWER, DATA, AND TV REQUIREMENTS VARY BASED ON OPTIONS SELECTED.

# Aquabella Main Club

**Sales Contact:**

Clinton Judd

**Date:** 4.29.25

**Version:** 2.0

**Scale:** 7/128"=1'-0"






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**ADDITIONAL NOTES:**

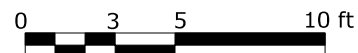
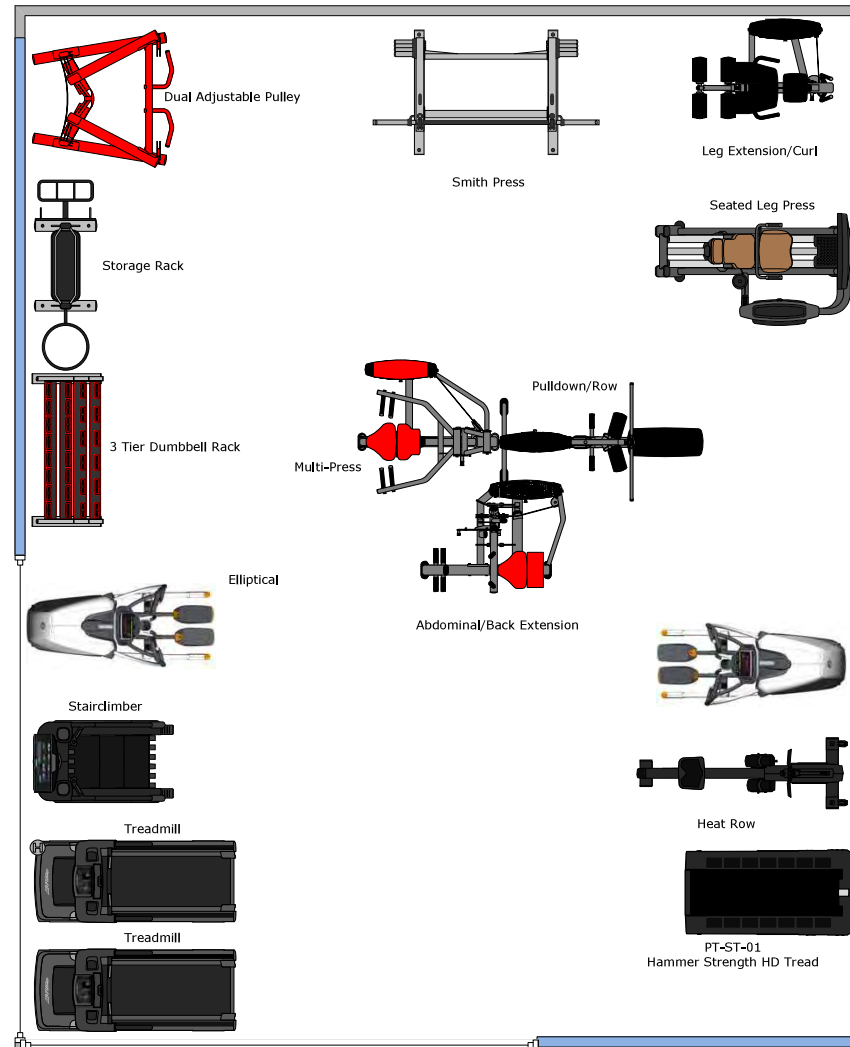
FLOOR PLAN DIMENSIONS ARE BASED ON INFORMATION PROVIDED BY FACILITY OWNER OR ITS REPRESENTATIVES AND SHOULD BE VERIFIED IN THE FIELD.

**Electrical Legend:**

-  DEDICATED RECEPTACLE
-  STANDARD RECEPTACLE
-  OPTIONAL RECEPTACLE
-  WIFI / WIRED INTERNET
-  TV CONNECTION

CONSULT A QUALIFIED ELECTRICAL PROFESSIONAL TO DETERMINE POWER REQUIREMENTS AND PLACEMENT.

POWER, DATA, AND TV REQUIREMENTS VARY BASED ON OPTIONS SELECTED.



**RESOLUTION NO. 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Two Lakes Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2025/2026; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 22<sup>nd</sup> day of May, 2025.

**ATTEST:**

**TWO LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors (the “Board”) of the **Two Lakes Community Development District** (the “District”) will hold Regular Meetings at the Aquabella Clubhouse located at 10401 W 35<sup>th</sup> Lane, Hialeah, Florida 33018 at **6:00 p.m.** on the following dates:

October 23, 2025  
November 6, 2025  
February 26, 2026  
March 26, 2026  
April 23, 2026  
May 28, 2026  
June 25, 2026  
July 23, 2026  
August 27, 2026

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

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

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to 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 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**

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

**PUBLISH: MIAMI HERALD XX/XX/2026**

## **RESOLUTION 2025-06**

### **A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING CERTAIN TANGIBLE PERSONAL PROPERTY OF THE DISTRICT, INCLUDING OUTDOOR LOUNGE CHAIRS, AS SURPLUS AND AUTHORIZING THE DISTRICT MANAGER TO SELL OR DISPOSE OF OUTDOOR LOUNGE CHAIRS AS EXPEDITIOUSLY AS POSSIBLE IN ACCORDANCE WITH CHAPTER 274, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Board of Supervisors of the Two Lakes Community Development District (collectively, the “District”) owns certain tangible personal property, including, but not limited to, certain outdoor lounge chairs, as more fully described in Exhibit “A”, attached hereto and made a part hereof (the “Property”); and

**WHEREAS**, said Property is no longer useful to the District and the continued use of such Property is no longer economical or efficient, or said Property no longer serves a useful function; and

**WHEREAS**, the District desires to classify and declare said Property on Exhibit “A” as surplus property; and

**WHEREAS**, the District desires to authorize the District Manager to sell or dispose of said Property as appropriate and in accordance with Chapter 274, Florida Statutes, governing the disposal of surplus tangible personal property by local governments, including special districts.

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

**Section 1.** The above recitals are true and correct and incorporated herein as if set forth in full herein.

**Section 2.** The District Manager is hereby authorized to take the necessary and appropriate steps to sell at auction or dispose as appropriate and in accordance with Chapter 274, Florida Statutes, said Property.

**Section 3.** All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be

unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

**Section 4.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** this 22nd day of May, 2025, by the Board of Supervisors of the  
Two Lakes Community Development District, Hialeah, Miami-Dade County, Florida.

**TWO LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair

## **EXHIBIT “A”**

1. \_\_\_\_\_ (\_\_\_\_) outdoor lounge chairs, which are rusted, stained, and/or defective.



## MOBILE FOOD VENDOR PARKING LOT USE AGREEMENT

**THIS MOBILE FOOD VENDOR PARKING LOT USE AGREEMENT** (the “Agreement”), made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025 (the “Effective Date”), by and between:

**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, whose mailing address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District”),

and

\_\_\_\_\_, a \_\_\_\_\_,  
whose principal address is \_\_\_\_\_  
(the “Mobile Vendor”),

**WHEREAS**, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the District is the owner of lands, parking lots, and clubhouse facilities located at 10401 West 35 Lane, Hialeah, Florida 33018 (Folio Number 04-2016-006-3900) (the “Clubhouse No. 1” or “Main Clubhouse”), and clubhouse facilities located at 11061 West 34 Way, Hialeah, Florida 33018 (Folio Number 04-2016-008-7690) (the “Clubhouse No. 2”), known as Aquabella Club within the boundaries of the Two Lakes Community Development District in Miami-Dade County, Florida (collectively, the “Clubhouse Amenities”); and

**WHEREAS**, the Mobile Vendor desires to use certain areas within the parking lot, which is owned by the District and located within the boundaries of the District, as further described in Exhibit “A” (the “Parking Lot”); and

**WHEREAS**, the District desires to allow the Mobile Vendor to use the Parking Lot for the purpose of selling food and/or non-alcoholic beverages for human consumption on \_\_\_\_\_, 202\_\_; and

**WHEREAS**, the District has indicated a willingness to permit the Mobile Vendor to use the Parking Lot for the described purpose under certain conditions; and

**WHEREAS**, Mobile Vendor agrees to hold harmless and indemnify the District in connection with the use of the Parking Lot for the use described herein.

### W I T N E S S E T H

**NOW, THEREFORE, IN CONSIDERATION** of the mutual covenants and agreements herein and the permission granted by the District to the Mobile Vendor to use the District’s parking

lot for the purposes stated herein, the Mobile Vendor and District agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement.

2. **Parking Lot and Use.** The District does hereby grant use to the Mobile Vendor and the Mobile Vendor does hereby accept and take, on a NON-EXCLUSIVE basis, the use of the Parking Lot, to be used by the Mobile Vendor solely for the purpose of selling food and/or non-alcoholic beverages for consumption (“Mobile Vendor Services”) under the conditions set forth in this Agreement.

2.1 Utilize the Parking Lot. The Mobile Vendor may utilize that portion of the Parking Lot agreed to and designated by District Manager or his or her designee for the purpose of Mobile Vendor Services; the Parking Lot does not include use of any other portions of the Clubhouse Amenities including the pool, gym, and bathrooms.

2.2 Use of Equipment. The Mobile Vendor is not allowed to use any other equipment owned by the District without the direct permission of the District Manager or his or her designee. Mobile Vendor shall use its own power supply to operate equipment, and is not allowed to use power outlets of the District. All power supplies shall be protected from vehicular and pedestrian traffic.

2.3 Food and/or Beverages: Mobile Vendor is only permitted to offer food and non-alcoholic beverages for sale. The sale of alcoholic beverages is prohibited.

3. **Term.** The term of this Agreement shall be on \_\_\_\_\_, 202\_\_, beginning at \_\_\_\_:\_\_\_\_\_, and ending at \_\_\_\_:\_\_\_\_\_, unless terminated as provided in Section 6 below.

4. **Conditions of Parking Lot Use.**

4.1 Parking Lot. The Mobile Vendor has inspected the Parking Lot and accepts it in “AS IS” condition. The Mobile Vendor agrees that after use of the Parking Lot in accordance with this Agreement, the Mobile Vendor will return the Parking Lot to the District in a neat and sanitary condition, disposing of all garbage and waste in designated receptacles. The Mobile Vendor shall make no alterations, additions, improvements, or otherwise to the Parking Lot without the express written consent of the District.

4.2 Indemnification and Hold Harmless.

A. In consideration of the premises and the covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mobile Vendor shall indemnify, defend, and save harmless District, its officers, agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney’s and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property to the extent caused in whole or in part by any

negligence, act, omission, or default of the Mobile Vendor, its agents, servants or employees arising from this Agreement or its use and operations on the premises of the Parking Lot.

B. The execution of this Agreement by the Mobile Vendor shall obligate Mobile Vendor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 4.3 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other. The obligation of the Mobile Vendor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Mobile Vendor.

C. The Mobile Vendor acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a "State agency or subdivision" as defined in Section 768.28, Florida Statute, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this Agreement is intended or should be construed as a waiver of the doctrine of sovereign immunity or the protections, immunities and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

D. This indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

E. The Mobile Vendor agrees that this indemnification provision is applicable beginning on the Effective Date of this Agreement.

#### 4.3 Insurance.

A. Mobile Vendor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Mobile Vendor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.
2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage;
- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

Mobile Vendor's General Liability policy must include coverage for foodborne illness, slip and falls, trip and falls, and equipment malfunctions.

3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to Mobile Vendor's use of the Parking Lot, Mobile Vendor shall submit to District copies of its required insurance coverages, specifically providing that the **Two Lakes Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Mobile Vendor to the extent of the liabilities assumed by Mobile Vendor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Mobile Vendor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Mobile Vendor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Mobile Vendor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Mobile Vendor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Mobile Vendor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

4.4 Compliance with Laws, Rules, and Regulations. The Mobile Vendor is familiar with and shall comply with all laws of the United States, and of the State of Florida, all ordinances of Hialeah, all rules and requirements of the Police, Fire Departments, or other municipal authorities of Miami-Dade County, local health codes, any other applicable local laws, ordinances and regulations, the Two Lakes Community Development District Rules, the Aquabella Club Club Plan, and the Aquabella Club Club Rules and Regulations, will obtain and pay for all necessary permits and licenses, including but not limited to a health permit from the Florida State Health Department and any City and state tax permits as required, and will not do, nor suffer to be done, anything on said Parking Lot during the term of this Agreement in violation of any such laws, ordinances, rules, or requirements, and if the attention of the Mobile Vendor is called to any such violation on the part of the Mobile Vendor, or any person employed by or admitted to the Parking Lot by the Mobile Vendor, the Mobile Vendor will immediately desist from and correct the violation.

Mobile Vendor shall only locate in the Parking Lot as described in Exhibit A herein, and shall not locate in fire lanes, block the ingress or egress to the area, cause traffic hazards, or block sidewalks, streets, alleys, or otherwise by causing people to congregate at or near the place of Mobile Vendor Services.

4.5 Non-discrimination. The District does not tolerate discrimination in any of its programs, services or activities. Pursuant to Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987 and the Florida Civil Rights Act of 1992 and other federal and state authorities, the Mobile Vendor will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, income or family status.

## **5. General Provisions.**

5.1 Evacuation. The District reserves the right, without any liability therefor, to evacuate the Parking Lot during any activity in progress where it is deemed necessary for the safety of the general public, patrons, or guests.

5.2 This Agreement is Non-Exclusive. The Mobile Vendor understands and agrees that during the term of this Agreement, other events may be held in other parts of the Clubhouse Amenities and the facilities in the area of the Parking Lot, and it is understood and agreed that such other events can be held, serviced or moved in or out of the Parking Lot during the term hereof even though they may cause inconvenience to the Mobile Vendor.

5.3 Inspection of Parking Lot. The Mobile Vendor further represents that its representatives and agents have independently inspected the Parking Lot and that the same are in proper condition for the use contemplated in this Agreement.

5.4 Security. The Mobile Vendor acknowledges and understands that District bears no responsibility whatsoever, for negligence of the District, its officials, agents, or employees, for damages to person or property, arising out of the lack or insufficiency of security, safety measures, or protection from vandalism during the Mobile Vendor's use of the Parking Lot.

5.5 Damages to Parking Lot. The Mobile Vendor shall not damage said Parking Lot, and will not make, nor allow to be made any alterations of any kind therein without the District's written permission. Following the use of the Parking Lot, the Mobile Vendor shall return the Parking Lot to the condition the Parking Lot was in prior to Mobile Vendor's use of the Parking Lot. Any damage whatsoever occurring as a result of a breach of this provision shall be the responsibility of the Mobile Vendor.

5.6 No Drive-through Services. Mobile Vendors shall not operate a drive through service.

5.7 Noise. The noise level of mechanical equipment or other equipment used in association with the services of Mobile Vendor shall not be a nuisance.

5.8 Lighting. Any lighting must be inward, downward, and shrouded so that the light source is not directly visible.

5.9 Signage. Signage is limited to signs attached flat to the exterior of the mobile vending structure or equipment.

5.10 Protection against Contamination. Mobile Vendor shall not transport or display food or beverages without adequate protection against contamination. Vehicles and other equipment used for transportation and display shall be kept clean at all times.

5.11 Garbage Receptacles. Mobile Vendor shall provide garbage receptacles for customer use.

5.12 Compensation. Mobile Vendor shall receive no compensation from the District.

5.13 Fire Safety Precautions. Mobile Vendor is aware and will comply with all fire safety regulations. Mobile Vendor will have functioning fire extinguishers at all times. Mobile Vendor will properly store all flammable materials.

5.14 Reporting. Mobile Vendor will immediately report any incidents or safety concerns related to Mobile Vendor or Mobile Vendor Services under this Agreement to the District Manager, or his or her designee.

6. **Termination or Cancellation.** District shall have the right to terminate and rescind this Agreement in its entirety or in part at the option of the District (1) for any reason whatsoever upon the providing of three (3) days' notice to the Mobile Vendor; and (2) notwithstanding Section 8 herein, for cause immediately upon the providing of oral or written notice (including electronic mail or text message) to Mobile Vendor for Mobile Vendor's failure to perform in accordance with the terms of this Agreement. The termination of this Agreement shall not relieve the Mobile Vendor of any liabilities or obligations hereunder which shall have accrued prior to the effective date of cancellation or rescission.

7. **Assignment Prohibited.** This Agreement shall not be assigned, sublet, sold, made a part of a merger, takeover, or sale of a business, or otherwise transferred in any manner whatsoever, by either party, without the prior written consent of the other party endorsed thereon.

8. **Notices.** Unless otherwise stated herein, all notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. **If to the District:** **Two Lakes Community Development District**  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
Attn: District Manager

**With a copy to:** **Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, Florida 33301  
Attention: Michael J. Pawelczyk, Esq.

B. **If to Mobile Vendor:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

9. **Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Florida, with venue, for purposes of any litigation, lying in Miami-Dade County, Florida.

10. **Entire Agreement.** All terms and conditions of this written Agreement shall be binding upon the parties, their heirs or representatives, and assigns, and cannot be varied or waived by any oral representations or promise of any agent or other person of the parties hereto, unless the same be in writing and mutually signed by the duly authorized agent or agents who execute this Agreement.

11. **Waiver.** No waiver of any covenant or condition or the breach of any covenant or condition of this Agreement shall be taken to constitute a waiver of any subsequent breach of any covenant or condition of this Agreement.

12. **Severability.** If any provision of this Agreement shall be held or deemed to be or shall in fact be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all cases because of conflicts with any provision(s) hereof or any constitution, statute, ordinance, rule, or law or public policy, or for any reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or sections contained in this Agreement shall not affect the remaining portion of this Agreement or any part thereof.

**13. Public Records.**

A. Mobile Vendor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Mobile Vendor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Mobile Vendor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Mobile Vendor transfers all public records to the District upon completion of the Agreement, the Mobile Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Mobile Vendor keeps and maintains public records upon completion of the Agreement, the Mobile Vendor shall meet all applicable requirements for retaining public records. All records stored electronically must be



provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Mobile Vendor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Mobile Vendor, the Mobile Vendor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Mobile Vendor acknowledges that should Mobile Vendor fail to provide the public records to the District within a reasonable time, Mobile Vendor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**C. IF THE MOBILE VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MOBILE VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE MOBILE VENDOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**SPECIAL DISTRICT SERVICES, INC.  
2501A BURNS ROAD  
PALM BEACH GARDENS, FLORIDA 33410  
TELEPHONE: (561) 630-4922 EXT. 238  
EMAIL: BBARBA@SDSINC.ORG**

**14. Responsible Vendor Determination.** Mobile Vendor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

**15. Scrutinized Company Certification.** Mobile Vendor hereby certifies that as of the date below Mobile Vendor is not listed on a Scrutinized Companies list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Mobile Vendor further certifies that Mobile Vendor is not on the Scrutinized Company that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. Furthermore, Mobile Vendor was not on the Scrutinized Companies that Boycott Israel List and was not participating in a boycott of Israel at the time of bidding on or submitting a proposal for this Agreement. Mobile Vendor understands that this Agreement may

be terminated at the option of the District if Mobile Vendor is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel.

**16. Anti-Human Trafficking Affidavit.** Mobile Vendor shall provide the District with an affidavit executed by an officer or a representative of the Mobile Vendor under penalty of perjury attesting that the Mobile Vendor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

**[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

**IN WITNESS OF THE FOREGOING**, the parties have set their hands and seals the day and year first written above.

ATTEST:

**TWO LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

\_\_\_\_\_ day of \_\_\_\_\_, 2025

**MOBILE VENDOR:**

WITNESS:

\_\_\_\_\_,  
a \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

(CORPORATE SEAL)

\_\_\_\_\_ day of \_\_\_\_\_, 2025

**EXHIBIT A**  
**(Parking Lot)**

That certain area not to exceed \_\_\_\_\_ square feet, located at \_\_\_\_\_ of the parking lot outside of Clubhouse No. \_\_\_\_\_, as further described in the diagram attached hereto.

At all times the vehicle should be located a minimum of a 10-foot distance from buildings, trash cans, and anything flammable, and avoid grass, activity fields, and uneven surfaces that could pose trip and fall hazards.



## 2025 Two Lakes Community Development District with Brotherhood Security Services

On-site Security Service from Monday to Sunday	Hour per Week	Pay Rate/Hour	Billing Rate/Hour	Overtime Rate/Hour	Annual Investment
Club House 1 On Site Security	63	\$ 15.00	\$ 23.00		\$ 75,348.00
Club House 2 On Site Security	63	\$ 15.00	\$ 23.00		\$ 75,348.00
	126				\$ 150,696.00
Club House 1 On Site Security				\$ 34.50	\$ 1,656.00
Club House 2 On Site Security				\$ 34.50	\$ 1,656.00
<i>*Observed Holidays: Christmas Day, New Year's Day, Independence Day, Labor Day, Veterans Day, and Thanksgiving Day</i>					\$ 3,312.00

**On-Site Security Officer Service Subtotal \$ 154,008.00**

Operational Expenses	Cost per Week	Cost per Month			Annual Investment
Management Service Fee	\$ 100.00	\$ 400.00			\$ 5,200.00
Technology Fee (Smart phone with Security Software)	\$ 40.00	\$ 160.00			\$ 2,080.00

**Operational Expenses Subtotal \$ 7,280.00**

**On-Site Security Officer Service and Operational Expenses Subtotal \$ 161,288.00**

**Total Estimated Annual Investment \$ 161,288.00**

**Total Estimated Monthly Investment \$ 13,440.67**

**Total Estimated Weekly Investment \$ 3,101.69**



QUOTE NUMBER

6130

DATE

April 4, 2025

EXPIRY DATE

October 1, 2025 at 4:00 PM

FROM

**Ron Gedeon**

**ProtectNet Security Corp**

626 RXR Plaza  
Uniondale NY 11556

1451 W. Cypress Creek Rd. Ste 383  
Ft. Lauderdale 33309  
[www.protectnet.us](http://www.protectnet.us)

PHONE

(516) 249-2288

FOR

**Butterflymx**

TO

Andrew Armanus

EMAIL

[andrew.armanus@butterflymx.com](mailto:andrew.armanus@butterflymx.com)

## Aquabella HOA Butterflymx Intercom System Installation

### Scope of Work

Install Butterflymx Access Control system to Clubhouses. Install Power supply, isolation relay, Install (2) Cloud Controllers and (5) Mullion readers for doors. Integrate door strike/mag locks to system. Install UPS power Supply for panels in enclosure. Prep system for app email authentication dedicated to residence addresses and users.

### Parts List

Butterflymx Access Control System components to be Provided from Customer Direct Order or channeled through ProtectNet Security Group.

UPS backup, Isolation relays, diodes ethernet cables, enclosures, and all wiring furnished and installed by ProtectNet

### Labor for Initial Setup

Installation and infrastructure Setup (Enclosures, Power Supply, EMT Conduit and prep for integration and Individual app programming)



1,500.00

x 1

1,500.00

**Total**

**\$1,500.00**

**Payment terms**

50% Deposit 50% Due on Completion

**2 Year Warranty**

2 Year warranty on parts from Butterflymx. 2 year on labor and service.

**Licensing and Insurance**

ProtectNet Security Corp is Fully Licensed and Insured. Most buildings and Property Management Groups require to be added as an additional insured. Can be provided upon request.

**Installation Pictures**

Visit our Facebook page to see our latest installations.

<https://www.facebook.com/protectnetcorp>

<https://protectnet.us/butterflymx-video-intercom-system-installation/>

# Property access made simple





## Property access made simple

Open and manage doors, gates & garages from a smartphone



**10,000+**  
buildings

**1,000,000+**  
apartments

**20,000+**  
5-star reviews

### The features you'll love:

- ✓ Intuitive & durable touchscreen
- ✓ Mobile app for iOS and Android
- ✓ Two-way audio & video calling
- ✓ Telephone compatibility
- ✓ Virtual keys for visitor access
- ✓ Single- and recurring-use Delivery PINs
- ✓ Remote door entry & management
- ✓ 365 days of cloud storage
- ✓ Time- and date-stamped entry photos
- ✓ Property management system integrations
- ✓ Access control integrations
- ✓ Smart lock integrations
- ✓ Package management
- ✓ Elevator controls
- ✓ New features & updates
- ✓ 24/7 support



Company Address 44 West 28th Street, 4th Floor, New York, NY 10001

Opportunity Name Aquabella HOA: 10401 West 35th Ln

Prepared By Andrew Armanus

Email andrew.armanus@butterflymx.com

Created Date Apr 2, 2025

Quote Number NAXtHbY5JunQPaz4

Name Vera Rowe

Phone 3057055851

Email vrowe@miamimanagement.com

Bill To Name Aquabella HOA

Ship To Name Aquabella HOA

Bill To 10401 West 35th Lane, Hialeah, FL, United States, 33018

Ship To

Product	Sales price	Quantity	Terms (Yrs)	Total Price	Item Description
2 Year Hardware Warranty	\$0	8	2	\$0	
Reader Software Subscription	\$240	5	1	\$1,200	
Shipping: Small Accessory	\$12	8	-	\$96	
Mullion Reader	\$399	5	-	\$1,995	
2-Door Controller	\$699	3	-	\$2,097	

Annual Subscription	\$1,200
One-Time Total	\$4,188
Total Price	\$5,388

**Annual Software Subscription Pricing Includes:**

1. ButterflyMX platform maintenance, uptime and hosting
2. 12 months of stored door transactions with time date stamped photos in a searchable cloud based database
3. ButterflyMX platform updates including new features
4. Support and compatibility with current and future smart devices and mobile/tablet operating systems
5. On boarding & training for property managers
6. 16 hour daily live technical support
7. 24/7 remote monitoring of software and hardware

**Software Services Include:**

1. **Implementation Services** - Includes setup of the Services and initial training for property manager.
2. **Support and Maintenance** - Provider shall provide the Services support and maintenance services set forth in the Property Management Software during the Subscription Term. Does not include maintenance of the hardware Products.

**Installation Services:**

Installation services will be billed directly by third party, unless ButterflyMX provides installation services.

This Order Form is entered into pursuant to the Standard Terms and Conditions available online at (the "Terms").

## Signatures

Accepted & Agreed ButterflyMX Inc. "Provider"		Accepted & Agreed "Subscriber"	
Signature:		Signature:	
Name:		Name:	
Title:		Title:	
Date:		Date:	

## BUTTERFLYMX - ORDER FORM TERMS

**Standard Terms and Conditions.** This Order Form is governed by the Terms located at: [\[https://butterflymx.com/property-management-software/\]](https://butterflymx.com/property-management-software/). By executing this Order Form, Customer is (i) acknowledging that Customer has read and understood the Terms, and (ii) agreeing to be bound by the terms and conditions set forth in the Terms. Capitalized terms used but not defined herein have the definitions set forth in the Terms.

**Term and Termination.** The initial term of Customer's subscription to the Services under this Order Form will be one year starting on the date that the Provider's software is activated at the Customer's site ("Initial Term"). Customer's subscription will automatically renew for successive one-year periods (each, a "Renewal Term") unless either party notifies the other party in writing of its intent not to renew at least thirty (30) days prior to the expiration of the then-current term. Either party may terminate Customer's subscription to the Services under this Order Form for convenience upon 90 days' written notice to the other party.

**Fees and Payment.** Customer is responsible for providing complete and accurate billing and contact information to Provider and notifying Provider of any changes to such information. If Customer provides credit card information to Provider, Customer authorizes Provider to charge such credit card for all Services listed in this Order Form for the Initial Term and any Renewal Term(s). Such charges will be made in advance, either annually or in accordance with any different billing frequency stated in this Order Form. If this Order Form specifies that payment will be by a method other than a credit card, Provider will invoice Customer in advance and otherwise in accordance with this Order Form. Unless otherwise stated in the Order Form, invoiced fees are due within [thirty] days from the invoice date. Any fees that are not paid when due will accrue interest at 1.5% per month, or at the highest rate permissible by law, whichever is lower. Except as otherwise specified herein or in the Terms, fees are based on Services subscriptions purchased and not actual usage and payment obligations are non-cancelable and fees paid are non-refundable.

**Taxes.** The fees are exclusive of any applicable sales, use, gross receipts, excise, value-added, personal property, or other similar taxes, which will be separately itemized and payable by Customer. If Provider has the legal obligation to pay or collect any taxes that Customer is responsible for, the appropriate amount will be invoiced to Customer and paid accordingly.

**Disputes.** Customer may dispute an invoice by providing Provider with written notice to [invoices@butterflymx.com](mailto:invoices@butterflymx.com) and the relevant documentation or information evidencing the error that gave rise to the dispute within thirty days of the invoice date. If Customer does not notify Provider within this timeframe, Customer waives its right to dispute such invoice. Notwithstanding any disputes, Customer will pay any undisputed amount of an invoice on or before the due date. In the event of dispute, the parties will use commercially reasonable efforts to promptly resolve it. Provider can suspend Customer's access to the Services until all undisputed amounts that are due have been paid.

ESTIMATE

JB Renovation Services  
526 E 44 st  
Hialeah, FL 33013

jbrenovationservices@gmail.com  
+1 (786) 342-5844



Bill to

Two Lakes CDD - Club House  
2501 Burns Road  
Palm Beach Gardens, FL 33410

Ship to

Two Lakes CDD - Club House  
2501 Burns Road  
Palm Beach Gardens, FL 33410

Estimate details

Estimate no.: 1052  
Estimate date: 02/07/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Equipment	Lift Master smart door controller	6	\$750.00	\$4,500.00
2.	Equipment	Lift Master smart reader	12	\$350.00	\$4,200.00
3.	Installation	Installation of both smart reader and smart door controller	12	\$250.00	\$3,000.00
4.	MyQ set-up	Set up MyQ system	12	\$0.00	\$0.00
Total					\$11,700.00

Accepted date

Accepted by

# **PROPOSAL FOR ICE MACHINE PLACEMENT AND DISPENSER SALE**

Submitted by ICE Man Services, LLC

Date: May 12, 2025

To: Aquabella Homeowners Association

Location: Aquabella, Hialeah, FL 33018

## **Subject: Proposal for the Placement of Premium Ice Bag Vending Machine and Sale of Ice & Water I**

ICE Man Services, LLC respectfully submits this proposal to the Aquabella HOA for a dual installation that enhances the convenience and value of the community's amenities:

### **1. Placement of ICE Bag Vending Machine**

ICE Man Services, LLC proposes to place a self-service Premium ICE Bag Vending Machine on the exterior grounds of the Aquabella Main Clubhouse, in a location approved by the HOA.

Details:

- ICE Man Services, LLC will retain ownership and operational responsibility for the vending machine.
- The machine will be regularly stocked with locally produced, Premium 10 lb ice bags.
- Residents will have 24/7 access to high-quality bagged ice without leaving Aquabella.
- The Aquabella HOA agrees to provide the necessary electrical connection to operate the machine.

### **2. Sale and Installation of Ice & Water Dispenser**

ICE Man Services, LLC agrees to sell and professionally install an Ice & Water Dispenser for use within the pool or clubhouse area.

Terms:

- Purchase Price: \$2,000 payable by Aquabella HOA to ICE Man Services, LLC.
- Includes: Delivery, installation, and initial setup of the equipment.
- Maintenance: ICE Man Services will perform maintenance every 3 months at no labor charge.
- Parts & Filters: Replacement filters and necessary parts will be supplied and billed to Aquabella HOA at

## **PROPOSAL FOR ICE MACHINE PLACEMENT AND DISPENSER SALE**

cost.

- Utility Requirements: Aquabella HOA agrees to provide water access, electrical connection, and a functional drain at the installation site.

### **Community Benefits:**

- Enhanced amenities with direct access to ice and purified water.
- Increased convenience and value for all Aquabella residents.
- Professional ongoing service from a local provider.
- ICE Man is a Bonterra favorite, and we are proud to partner with Aquabella to expand and continue serving your community with the best ICE in Florida.

### **Next Steps & Contact**

To approve this proposal or request revisions, please contact:

Julio A. Lergier

CEO, ICE Man Services, LLC

Phone: (954) 849-3316

Email: [Icehieloman@icloud.com](mailto:Icehieloman@icloud.com)

We look forward to partnering with the Aquabella HOA to deliver exceptional convenience and service to your residents.

Sincerely,

Julio A. Lergier

ICE Man Services, LLC

Fresh Coffee Corp  
11300 SW 8TH PL  
PEMBROKE PINES, FL 33025  
3059229635

Ryan Quiroga  
TWO LAKES CDD  
15944 NW 97th Ave  
Hialeah, FL 33018

Proposal Number 00022117  
Proposal Date 05/07/2025  
Reference 334509

Pricing

Description	Rate	Qty	Line Total
Coffee Service for TWO LAKES CDD Club House 2 (All Inclusive)	\$750.00	1	\$750.00
Service Features: High-End Coffee Machine:  Installation of 1 state-of-the-art coffee machine. ( Free installation ) 1- G335 Super Automatic Bean to Cup Coffee Machine All Inclusive \$750 x Month (1300 Cups Included) \$.50 x cup after the first 1300 cups are used.			
Extra Service visit (if required) x machine. We recommend a non-permanent water line installation, as this eliminates the need for extra service and is very convenient for the equipment's operation.	\$50.00	1	\$50.00
Subtotal			800.00
Tax			0.00
Proposal Total (USD)			\$800.00

Notes

Top-Quality Products:  
Supply of specialty coffee from selected origins.  
Variety of options including Espresso, Americano, Cappuccino, Latte, Cortadito, Chocolate, French Vanilla, Hazelnut and more.

Supplies and Maintenance:  
All supplies included: coffee, milk, chocolate, French vanilla, sugar, sweeteners, cups, stirrers.  
Regular maintenance of machines to ensure optimal performance. ( as needed it )

Customization and Monitoring:  
Option to customize machine settings according to your dealership's preferences.  
Constant monitoring to ensure adequate supply and optimal machine condition.



#### Transparent Billing:

All Inclusive \$750 x Month (1300 Cups Included)

\$.50 x cup after the first 1300 cups are used.

No fixed costs or hidden fees; you pay the same amount every month. ( Adjusted for inflation every year )

#### Benefits for the Clubhouse

Enhanced Experience: Premium coffee offerings elevate the clubhouse environment.

Cost Savings and Efficiency: Eliminates the need to manage coffee supply and operational costs; we take care of everything.

Employee and Resident Satisfaction: Provides a pleasant and productive atmosphere at no additional cost to employees and residents.

Improved Brand Image: Demonstrates a commitment to quality and exceptional service.

#### Why Choose Us?

Experience and Quality: With years of experience in the industry, we guarantee a coffee service that meets the highest standards.

Flexibility and Adaptability: We tailor our service to meet the specific needs of your business, ensuring a customized solution that exceeds expectations.

Elevate the experience at your Club House with our premium coffee service!

#### Timeline

We offer a comprehensive coffee service designed to provide your customers and employees with an exceptional coffee experience, hassle-free and without the constraints of a time contract or hidden costs.

#### Notes

Thank you for considering our premium coffee service. We look forward to enhancing your Club House hospitality.

Our team is dedicated to ensuring a seamless coffee experience for your customers and employees.

Feel free to contact us with any questions or to schedule a demonstration at your convenience.

#### Terms

Fresh Coffe Corp , agree to provide reasonable service and maintenance for the equipment during the term.The customer shall allow operator to enter the premises for the purposes of inspection or performance of such equipment and repair or necessary replacement or return of the equipment .Client will notify vendor of any malfunction or damage on machines.

Ryan Quiroga and TWO LAKES CDD Board Members.

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Ryan Quiroga, TWO LAKES CDD









EXCLUSIVE SELECTION

# Coffee Machines

## All Inclusive Service


Machines, Products, Service, Repairs, Cleaning, Customization and instalation


### Bluetec G335


Screen Size	Serves	Recipes
5" HD screen	300	18

#### CAPACITIES


Coffee beans: 3,570 g  
Powdered milk: 2,450 g  
Chocolate: 2,000 g  
Sugar: 3,400 g  
Freeze dried coffee: 720 g  
Tea and herbal drinks: 1,500 g  
Pressure boiler: 200 cc









Vanidal-proof lock




Optimized capacity and volume




Energy-saving LED lighting




Banknote and coin mechanism payment system




Motorised water distributor without electrovalves




Pressure valve in the brewing unit




Aluminium boiler



Touch keyboard



Smudge-proof stainless steel

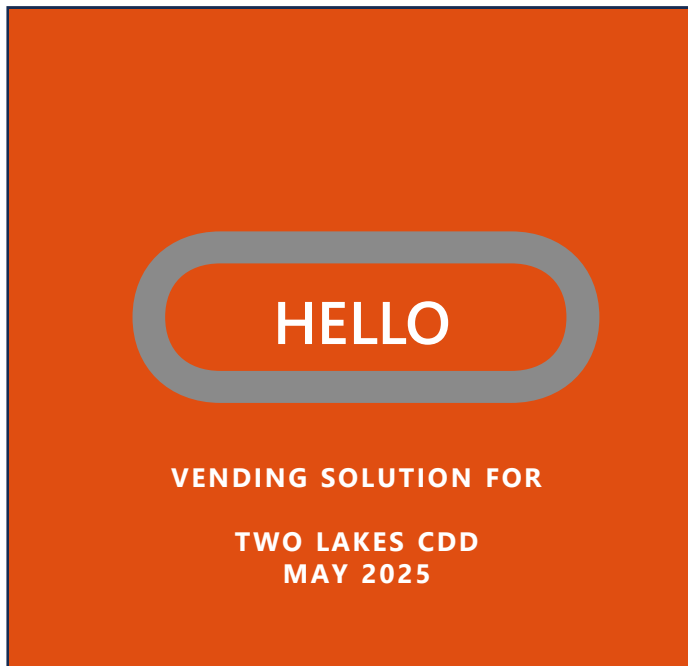


www.freshcoffee.maany

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# WAREHOUSE CONCEPT - VENDING



## What It Is

Today's vending brings a new approach to convenience, far beyond traditional snacks and drinks.

It's still 24/7 in a small footprint, but now with current technologies that help you make great choices, quick purchases and feel good about the products you enjoy.

## Why It Matters

- Accessible 24/7
- Limited Sq Footage Required
- Safe & Touchless Payments
- Brings Fresh Food Closer
- Contributes to Productivity
- Supports Wellness

## Tech That Matters

- Cashless
- Mobile Wallet Payment
- Swipe, Shop & Go Options
- UVC Light Technology
- Remote Monitoring
- Telemetry & Real Time Data



### Snacking Revolution

Snacking has become part of new daily rituals for many. Guests are looking for new, healthy products that support their lifestyles and dietary choices.



### Technology

Ordering apps, credit card and mobile wallet payments – plus smart machines to elevate the guest vending experience.



### Wellness InReach

Designed exclusively for the convenience sector, Wellness InReach helps consumers in their wellbeing journeys, with clear communication & nutritional information.

**Our state-of-the-art vending will offer traditional and nutritious beverages and snacks, available 24/7! Variety will ensure there's something for everyone.**



# MODERN EQUIPMENT QUALITY SERVICE



CREDIT/DEBIT  
**MOBILE PAYMENT**  
CASH

**On-Trend  
Payment**

TELEMETRY REAL-TIME DATA  
**REDUCES OUT OF STOCKS**  
DYNAMIC SCHEDULING

**NO EMPTY  
SPIRALS**



ONLY CHARGES WHEN  
ITEMS DROP  
**MAKES 3 ATTEMPTS TO ROTATE SPIRALS**

**MINIMIZED  
REFUNDS**

**Daily Inventory Monitoring &  
Dynamic Service Scheduling**



## SNACK & DRINK **PRICING**



Product	Price
20 oz Bottled Drink (no water)	\$2.35
Sport Drinks	\$2.65
Energy Drinks	\$3.95
Ready to Drink Teas	\$2.65
Juice	\$3.15

*InReach always strives to maintain competitive customer pricing.*

*Product offerings vary based on equipment.*

### **Suggested Equipment:**

2 Glass Front Cold Drink Machines

1 per Clubhouse at:

~10401 West 35th Lane, Hialeah, FL 33018

~2<sup>nd</sup> clubhouse: 11061 West 34<sup>th</sup> Way, Hialeah, FL 33018

Cashless payments  
accepted (nominal  
transaction fee  
applies).

~Client incurs NO COST for InReach vending services.

~Our services are fully managed by an experienced team and require no work by our clients.



# CUSTOMER CARE

**Outside of your direct 1-on-1 Key Account Manager, you have access to our customer care center staffed 24/7.**

- Technician response to calls within two hours during normal business hours.
- Repairs typically performed within 24 hours.
- Records kept to track issues through satisfactory completion

**SOMETHING'S  
NOT RIGHT?**

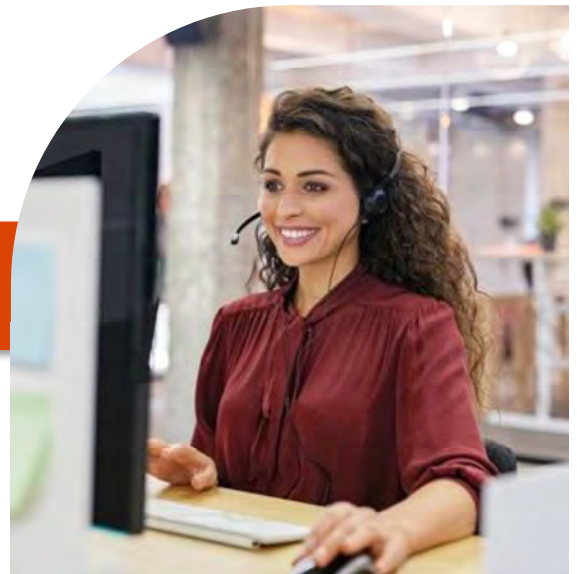
Let us know what's going on and we'll take care of it ASAP.



**866.796.8363**  
[info.usa@itsinreach.com](mailto:info.usa@itsinreach.com)

Please refer to machine number below.  
**IR16100**

**24/7 CUSTOMER SUPPORT**  
Posted on all equipment





# ACCOUNT MANAGEMENT

INREACH LAKELAND



# The Latest Technology is **INREACH**

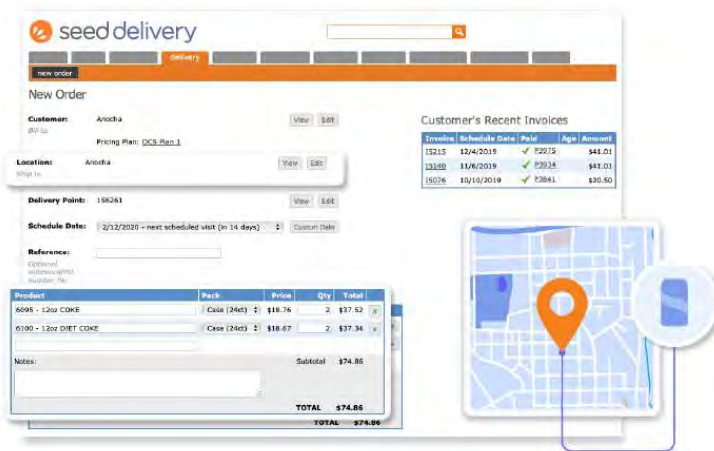
Everything we do is connected – from big locations with lots of markets, vending and pantries, all the way down to a single candy bar. We know what's going on, and we use state of the art technology to keep everything moving.





## ON TOP OF STOCK

We're always in touch with what's going on, making sure we're guest-centric, using metrics, real-time data, and telemetry. It streamlines back-end management, and guarantees that everything is well-maintained, every item is in stock, and that shelves and displays are always full.



### Flexible order creation and management

Our technology leverages the mobile app to enable account managers to place orders online through a web ordering portal, or drivers to do off the truck delivery.

- Flexible web ordering and management tool
- Configurable schedule and pricing by customer and by site
- Supports pre-sale, off the truck, or online and telephone orders by customer accounts to ensure we keep your pantry stocked

### Go Paperless

We optimize your Office Coffee and Pantry Service Delivery with paperless invoicing, integrated web ordering (when available) and dynamic mobile delivery management.

### Accurate Reporting

In the field, our teams real-time report on your inventory to fuel our central reporting tool – Microsoft PowerBI. From there, analytics and trends tell us what you like, what you don't, and if we're on track with your budget or need to adjust.





# EXPERTISE

SODEXO





# A BETTER EXPERIENCE WITH **EXCEPTIONAL** SERVICE



## **COST SAVINGS**

Bulk Purchasing Power  
Competitive Honest Pricing



## **STREAMLINED RESOURCES**

Custom Equipment Selections  
Full Service Local Vendor



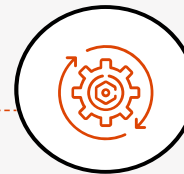
## **TECHNOLOGY**

Accurate Product Levels  
Dynamic Service Schedules



## **SERVICE EXCELLENCE**

Personalized Planning  
Responsive, Experienced Team



## **PARTNERSHIP**

Collaborative Approach  
Transparency & Communication





## BACKED BY SODEXO

Sodexo is a leader in services that improve quality of life. We're dedicated to making every day a better day for each of the 15 million people we serve at 13,000 client sites.

InReach is an incredibly nimble team, so we can dial in on the personalized service, attention and innovation you and your people deserve. We balance this with the global power of Sodexo, to offer word-class capabilities, including DE&I, health and wellness and sustainability programs. It's all built into everything we do. Having that kind of leverage makes it easy to focus on YOU.





# INREACH SOLUTIONS



## MICRO MARKET

It's one-stop shopping in a place people will love. Fresh food to power through the day, favorite snacks and drinks, and lots of healthy choices - all onsite and available 24/7.



## PANTRY

A simple way to help people save time and reduce stress, by eliminating the need to go offsite for a pick-me-up. It's always well-stocked with lots of choices, some surprises and a bunch of good-for-you snacks.



## VENDING

Traditional and smart vending machines offer easy access to fresh food, coffee, hot and cold beverages and packaged snacks, at any time of the day.



## SNACK BOXES

Keep your people excited, engaged and connected by delivering tasty snacks right to their home or office. Put together by snack lovers for snack lovers, Snack Boxes are a fun and tasty way to let everyone know you care about them.



## COFFEE SERVICES

A wide range of premium and craft coffees, self serve and office programs, all freshly brewed for you.



## WATER/ICE SERVICES

Water filtration and delivery services to help guests stay hydrated.



# THE START OF SOMETHING GOOD

Some people say, "Good food is the foundation to genuine happiness."

We'd tend to agree. They're on to something.

To us, everything is a beginning. The start of InReach helping you bring the best resources in-house and show your employees appreciation – it's our priority. We're ready to enhance their everyday.

**WE STRIVE TO MAKE EVERYDAY LIFE BETTER.**

Our markets combine convenience with comfort. Easy, direct access to a well-stocked marketplace gives people everything they need at their fingertips – our guests come first.

**LET'S MAKE IT HAPPEN.**

*We know what the future holds and are excited to make our vision a reality.*

*Thank you for inviting us to the conversation!*



**inreach**  
CONVENIENCE INNOVATED



# THANK YOU!

LAUREN WHITSON  
INREACH CONVENIENCE SOLUTIONS  
LAUREN.WHITSON@ITSINREACH.COM

