



**TWO LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
DECEMBER 3, 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 35th Lane
Hiialeah, Florida 33018
SPECIAL BOARD MEETING
December 3, 2025
5:30 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. October 23, 2025 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding ButterflyMX Software Services Agreement
 - a. Update Regarding Joint Participation Agreement and Grant of Easement
 - b. Update Regarding HOA Resolution
 - 2. Update Regarding Lake Fountain Installation (Main Clubhouse Lake)
 - 3. Update Regarding Gym Upgrades
 - 4. Update Regarding Mold Remediation in Main Clubhouse (Kids Playroom)
- H. New Business
 - 1. Discussion Regarding Installation of Soccer Field or Basketball Court.....Page 9
 - 2. Discussion Regarding Installation of Saltwater Aquarium for Clubhouses.....Page 17
 - 3. Discussion Regarding Modification to the Main Clubhouse Reception Area.....Page 44
- I. Administrative Matters
 - 1. Discussion Regarding Club Staff Holiday Bonus
- J. Board Member & Staff Closing Comments
- K. Adjourn

Publication Date
2025-11-25

Subcategory
Miscellaneous Notices

NOTICE OF SPECIAL BOARD MEETING OF THE
TWO LAKES COMMUNITY
DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Two Lakes Community Development District (the "District") will hold a Special Board Meeting (the "Meeting") of its Board of Supervisors (the "Board") on December 3, 2025, at 5:30 p.m. at the Aquabella Clubhouse located at 10401 W. 35th Lane, Hialeah, Florida 33018. The purpose of the Special Board Meeting is to discuss ongoing District projects and for the Board to consider any business that may lawfully and properly come before it.

A copy of the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or asilva@sdsinc.org (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

District Manager
TWO LAKES COMMUNITY
DEVELOPMENT DISTRICT
www.twolakescdd.org
IPL0291917
Nov 25 2025

**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 23, 2025**

A. CALL TO ORDER

District Manager Armando Silva called the October 23, 2025, Regular Board Meeting of the Two Lakes Community Development District (the “District”) to order at 7:04 p.m. in the Aquabella Clubhouse located at 10401 W 35th 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 13, 2025, 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: Joseph Noriega, Carlos Mendiluze, Orlando Bracho and Albert Abreu.

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

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Silva requested to add the following items to the agenda:

- New Business – Discussion Regarding Holiday Lighting and Décor for the Clubhouses
- New Business – Discussion Regarding Vending Machine Proposal
- New Business – Consider Resolution No. 2025-12 - Declaring Rule Null, Void and Unenforceable
- Administrative and Operational matters – Auditor Renewal Memo

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

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

F. APPROVAL OF MINUTES

1. June 26, 2025, Regular Board Meeting & Public Hearing

Mr. Silva presented the June 26, 2025, Regular Board Meeting & Public Hearing minutes and asked if there were any comments and/or changes. There being no comments or changes, a **motion** was made by Mr. Noriega, seconded by Mr. Abreu and unanimously passed approving the June 26, 2025, Regular Board Meeting & Public Hearing minutes, *as presented*.

G. OLD BUSINESS

1. Update Regarding ButterflyMX Software Services Agreement

Ms. Smoker provided the Board with an update on the status of the ButterflyMx Software Services Agreement. A couple of minute revisions to the indemnity portion of the agreement will be made so that both parties can execute the finalized version once the Grant of Easement has been granted to the District.

2. Update Regarding Joint Participation Agreement and Grant of Easement

Mr. Silva advised that the Joint Participation Agreement and the Grant of Easement were still under the possession of the Association and remained pending execution. In addition, District Counsel has requested a resolution that goes hand in hand with the Grant of Easement be provided for review. This request has been made several times to the Association, but no documentation has been provided yet. Mr. Silva stated that he had sat down with the Association to explain the items needed and expressed optimism that the required documents would be received within the next week or two.

3. Update Regarding Clubhouse Security Services

Mr. Silva circulated the Second Amendment to the Clubhouse Security Services Agreement between the District and Brotherhood Security Services, which added two additional hours of service per day. Mr. Silva reminded the Board that the agreement had already been approved pursuant to the previous Board Meeting and had since been fully executed.

4. Update Regarding Lake Fountain Installation

Mr. Silva advised that the installation of the fountain in the northernmost lake had been completed. Boring for the electrical lines for the fountain that will be located on the southernmost lake will begin during the second week of November. District Club Management will update the community when the project commences, as the pool area in the main clubhouse will need to be temporarily closed during the work.

H. NEW BUSINESS

1. Consider Resolution No. 2025-08 – Completion of 2024 Club Acquisition Project

Mr. Silva presented Resolution No. 2025-08, entitled:

RESOLUTION NO. 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT FINDING AND DECLARING THE SERIES 2024 PROJECT TO BE COMPLETE; ACCEPTING SAME; AND ESTABLISHING THE THIRTY (30) DAY PERIOD PROVIDED IN SECTION 170.09, FLORIDA STATUTES, WITHIN WHICH PROPERTY OWNERS WITHIN THE BOUNDARIES OF THE EXPANSION AREA OF THE DISTRICT MAY PRE-PAY THEIR DEBT ASSESSMENTS WITHOUT INTEREST; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva advised that a resolution would be required to certify the completion of the infrastructure funded by the 2024 Bonds (Clubhouse Acquisition Project) and a motion was required to certify the completion. A discussion ensued after which;

A **motion** was made by Mr. Noriega and seconded by Mr. Abreu and unanimously passed approving and adopting Resolution No. 2025-08; thereby certifying the for Series 2024 Bonds (Clubhouse Acquisition Project).

2. Consider Resolution No. 2025-09 – Adopting a Fiscal Year 2024/2025 Amended Budget

Mr. Silva presented Resolution No. 2025-09, entitled:

RESOLUTION NO. 2025-09

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

Mr. Silva read the title of the resolution into the record and explained the purpose of the document. He went on to state that there was a positive Operating Fund Balance at the end of Fiscal Year 2024/2025 and noted that the District designated a carryover of this Fund Balance to balance the Fiscal Year 2024/2025 budget. A discussion ensued after which:

A **motion** was made by Mr. Noriega, seconded by Mr. Mendiluze and unanimously passed approving and adopting Resolution No. 2025-09, *as presented*, thereby approving the Amended Final 2024/2025 Fiscal Year Budget.

3. Consider Resolution No. 2025-10 – Goals and Objectives Annual Report

Mr. Silva presented Resolution No. 2025-10, entitled:

RESOLUTION NO. 2025-10

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

Mr. Silva presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals were met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **motion** was made by Mr. Abreu, seconded by Mr. Noriega and unanimously passed adopting Resolution No. 2025-10, as presented; further adopting the Two Lakes Community Development

District's Goals and Objectives Annual Report; and further authorizing the publication of same on the District website.

4. Discussion Regarding Interlocal Access Agreement – Advertisements and Public Notices on County Designated Website

Mr. Silva presented the County Interlocal Access Agreement the “ILA”) discussed during the previous Board Meeting for access to advertising the District’s legal publications on the County’s website. Mr. Silva explained that he executed the ILA; however, the County is now requesting that the District provide a document authorizing Mr. Silva to execute the ILA on behalf of the District. He further explained that District Counsel has prepared a resolution to adhere to the County’s request.

5. Consider Resolution No. 2025-11 – Interlocal Access Agreement and Authorized Signatories

Mr. Silva presented Resolution No. 2025-11, entitled:

RESOLUTION NO. 2025-11

A RESOLUTION OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

Mr. Silva explained that this resolution authorizes Armando Silva as District Manager, Joseph Noriega as Chairperson, and Carlos Mendiluze as Vice Chairperson, to execute the ILA and any other documents related to the ILA.

A **motion** was made by Mr. Noriega, seconded by Mr. Abreu and unanimously passed approving and adopting Resolution No. 2025-11, thereby authorizing Armando Silva as District Manager, Joseph Noriega as Chairperson, and Carlos Mendiluze as Vice Chairperson, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement

6. Discussion Regarding Second Amendment to the Clubhouse Management Agreement

Mr. Silva advised that the Second Amendment to the Clubhouse Management Agreement between Miami Management and the Two Lakes CDD was required because there was a decrease in the annual management fee from \$37,078.48 to \$36,368.48 due to the removal of healthcare benefits for the manager and the club assistant. A discussion ensued after which;

A **motion** was made by Mr. Mendiluze, seconded by Mr. Noriega and unanimously passed ratifying the execution of the Second Amendment to the Clubhouse Management Agreement.

Mr. Silva also provided the Board with a Cost Breakdown Sheet provided by Miami Management which reflected an increase in management fees to commence January 1st. A discussion ensued after which;

A **motion** was made by Mr. Mendiluze, seconded by Mr. Noriega and unanimously passed approving the increase in the Clubhouse Management Agreement between Miami Management and the Two Lakes CDD for an amount not to exceed \$458,000.

7. Discussion Regarding Holiday Lighting and Décor for the Clubhouses

Mr. Silva provided the Board with a proposal from a company called CV Pro Lighting. This company has provided holiday lighting services to the Aquabella Association in the past, as well as to Lennar when they owned the clubhouse. Mr. Silva also provided the Board with mock-ups showing how the Christmas lights and decorations would appear, including Christmas trees to be placed inside both clubhouses. A discussion ensued after which;

A **motion** was made by Mr. Noriega, seconded by Mr. Abreu and unanimously passed approving the proposal from CV Pro Lighting for an amount not to exceed \$22,600 for the installation of holiday lighting within the two clubhouse tracts. The Board further authorized District Counsel to prepare a Holiday Lighting Agreement and assigned Ms. Yesenia Berroa, the Club Manager, as the Holiday Lighting and Décor Liaison on behalf of the District.

8. Discussion Regarding Vending Machine Proposal

Mr. Silva advised that the vendor previously approved by the Board for vending machine services declined to sign the District's Vending Machine Agreement. As a result, District staff sought an alternative contractor. The selected contractor, South Miami Vending Machines, provided a proposal for the Board's review. A discussion ensued after which;

A **motion** was made by Mr. Mendiluze, seconded by Mr. Abreu and unanimously passed approving South Miami Vending Machines as the District's vending contractor. The **motion** further authorizes District Counsel to draft a Vending Machine Agreement and designated Mr. Noriega as the Board Liaison for execution of the agreement and any matters relating to the products, beverages, or placement of the vending machines.

9. Consider Resolution No. 2025-12 - Declaring Rule Null, Void and Unenforceable

Mr. Silva presented Resolution No. 2025-12, entitled:

RESOLUTION NO. 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT DECLARING CLUB RULE 3.6 NULL, VOID, AND UNENFORCEABLE *AB INITIO*; DECLARING THAT THE NULL AND VOID RULE SHALL NOT BE ENFORCED; DECLARING THE DISTRICT'S INTENTION TO UNDERGO FORMAL RULEMAKING, AS SOON AS PRACTICABLE, TO

REMOVE SAID VOID RULE FROM THE CLUB RULES; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Silva read the title into the record and explained that Florida law now allows the open carry of firearms throughout the State of Florida, except as otherwise prohibited by state or federal law. Ms. Smoker stated that a community development district was not exempt from this new law and as such, her firm had prepared this resolution for the Board's consideration. Mr. Silva explained that it was in order to declare the District's Club Rule 3.6 related to firearms be declared null, void and unenforceable. Ms. Smoker stated that the District was required to undergo, as soon as practicable, formal rulemaking pursuant to the requirements of Chapter 190 and Chapter 120, Florida Statutes, to remove the voided language in Rule 3.6 from the Club Rules. A discussion ensued after which;

A **motion** was made by Mr. Abreu, seconded by Mr. Noriega and unanimously passed approving and adopting Resolution No. 2025-12, thereby declaring the District's Club Rule 3.6. related to firearms be null, void, and unenforceable, and further directing the District Manager to start the rulemaking process.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Consider Approval of Audit Renewal

At the November 16, 2022, Board meeting, the firm of Grau & Associates was selected to perform the 9-30-2022, 9-30-2023 and 9-30-2024 year end audits of the District with an option to perform the 9-30-2025 and 9-30-2026 audits.

The fees for the 9-30-2022 audit were \$5,700; the fees for the 9-30-2023 audit were \$5,800; and the fees for the 9-30-2024 audit were \$5,900. The proposed fees for the 9-30-2025 audit are \$8,000, which is more than the budgeted amount for audit fees for Fiscal Year 2024/2025. The proposed fee for the 9-30-26 audit is \$8,200.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2025 and 9-30-2026 audits for Grau & Associates.

A **motion** was made by Mr. Abreu, seconded by Mr. Mendiluze and unanimously approving the renewal option with Grau & Associates to perform the audits for the fiscal years ending in 2025 and 2026 in the amounts \$8,000 and \$8,200, respectively.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member & Staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Abreu, seconded by Mr. Mendiluze and passed unanimously adjourning the Regular Board Meeting at approximately 8:33 p.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

GERBER

**Two Lakes CDD
Hialeah Florida 33018
Yesenia Berroa
Email: yberroa@miamimangement.com**

8/12/2025

SCOPE OF WORK

- Soccer field to Cover 60 ft by 120 ft .
- Cut To Subgrade
- Demolition / Excavation Soil within Field Limits
- Strip Existing Organics & Topsoil
- Dispose of Soil Off Site
- Laser Grade & Compact Subgrade
- Furnish & Install Geotextile Fabric Full Coverage on the Turf Limits of the Field
- Furnish & Install 3" inches of Limestone Base Stone
- Furnish & Install 1" inch of Limestone Finish Stone
- Laser Grade & Compact Finish Stone
- Grading will be Inclined 1 inch every 10 ft for Proper Drainage of the Field Site
- Furnish & Install Artificial Super Sport Green & Super Sport White Inalid Grass (2" inch Slit Film/ 2 layer Turf System)
- Furnish & Install Ambient Rubber 3 lbs per sq.ft.(Shock Impact Absorbing Infill)
- Furnish & Install Silica Sand 2 lbs sand per sq ft
- Install Permanent Field Markings & Accessories
- Install Permanent Field Marking for 7 v 7 soccer Including Goal Boxes Center Circle & Boundary Lines
- Furnish & Install Two (2) Full Size Goals & Nets Included
- Furnish & Install Four (4) Corner Flags

PRICE: \$124,200.00

PRICES ARE VALID FOR THIRTY DAYS.
DELIVERY: 8-14 WEEKS.

pág. 1

954-614-2124
14356 EMERALD LAKE DRIVE
DELRAY BCH, FLORIDA
associatesgerber@gmail.com

GERBER

COLORS : TO BE DETERMINED.

PAYMENT TERMS: 50% DEPOSIT IS REQUIRED ; BALANCE IS DUE UPON COMPLETION.

MAKE CHECKS PAYABLE TO: GERBER GROUP

BY SIGNING THIS QUOTATION, YOU AGREE TO THE ABOVE TERMS, AND WILL PROCESS ACCORDINGLY,

SIGNATURE : _____ DATE : _____

PRINTED NAME : _____

THANK YOU FOR THE OPPORTUNITY TO QUOTE YOU EQUIPMENT. PLEASE FEEL FREE TO CONTACT US AS TO ANY QUESTIONS.

GERBER

TWO LAKES CDD

8/12/2025

Hialeah Florida 33018

Yesenia Berroa

Email: yberroa@miamimangement.com

BASKETBALL COURT

Material: VERSACOURT OUTDOOR SPORTS TILES

40 X 80 FT

SCOPE OF WORK:

- STRIP EXISTING ORGANICS & TOPSOIL
- DISPOSE OF SOIL & GRASS OFF SITE
- INSTALL CONCRETE SLAB 4 INCHES THICK
- INSTALL VOLLEYBALL PRO OUTDOOR TILES
- FURNISH & INSTALL VOLLEYBALL ALUMINUM NET SYSTEM

TILE SPECS:

- RESILIENT MATERIAL
- PRECISION LOCKING SYSTEM
- PROTECTION FOR ATHLETES
- COURTS CONSTRUCTED FROM ¾" SHOCK ABSORBING TILES TO REDUCE FATIGUE/LESS HARD ON THE BODY
- PUDDLES NO LONGER A CONCERN/ OPEN DESIGN ALLOWS COURT TO DRAIN

PRICE: \$112,000.00
APPLICABLE SALES TAX WILL BE ADDED

PRICES ARE VALID FOR THIRTY DAYS.

DELIVERY: 8-14 WEEKS.

COLORS : TO BE DETERMINED.

[pág. 1](#)

954-614-2124
14356 EMERALD LAKE DRIVE
DELRAY BCH, FLORIDA
associatesgerber@gmail.com

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PRINTED NAME : _____

THANK YOU FOR THE OPPORTUNITY TO QUOTE YOU EQUIPMENT. PLEASE FEEL FREE TO CONTACT US AS TO ANY QUESTIONS.

JNS
RECREATIONAL SERVICES

Two Lakes CDD
10401 W 35 TH LANE
HIALEAH FL 33018
Contact: YESENIA BERROA
Tel: : 786-327-3427
Email: yberroa@miamimnagement.com

8/10/2025

SHIP TO ADDRESS:
33018

SCOPE OF WORK

- *Soccer field to Cover 60 ft by 120 ft .
- *Cut To Subgrade
- *Demolition / Excavation Soil within Field Limts
- *Strip Existing Organics & Topsoil
- *Dispose of Soil Off Site
- *Laser Grade & Compact Subgrade
- *Furnish & Install Geotextile Fabric Full Coverage on the Turf Limits of the Field
- *Furnish & Install 3” inches of Limestone Base Stone
- *Furnish & Install 1” inch of Limestone Finish Stone
- *Laser Grade & Compact Finish Stone
- *Grading will be Inclined 1 inch every 10 ft for Proper Drainage of the Field Site
- *Furnish & Install Artificial Super Sport Green & Super Sport White Inalid Grass
(2” inch Slit Film/ 2 layer Turf System)
- *Furnish & Install Ambient Rubber 3 lbs per sq.ft.(Shock Impact Absorbing Infill)
- *Furnish & Install Silica Sand 2 lbs sand per sq ft
- *Install Permanent Field Markings & Accessories
- *Install Permanent Field Marking for 7 v 7 soccer Including Goal Boxes Center Circle & Boundary Lines
- *Furnish & Install Two (2) Full Size Goals & Nets Included
- *Furnish & Install Four (4) Corner Flags



PRICE: \$120,400.00

CUSTOMER IS TAX EXEMPT

3451 NE 1ST AVE
SUITE M803 MIAMI FL 33137
EMAIL: jns.recreation@gmail.com TEL: 305-469-4933

JNS
RECREATIONAL SERVICES

DUE TO THE VOLATILE NATURE OF THE TRANSPORTATION INDUSTRY AT THIS TIME FREIGHT CHARGES MUST BE QUOTED IF CONTRACT IS NOT EXECUTED WITHIN 30 DAYS.

MUST BE QUOTED IF CONTRACT IS NOT EXECUTED WITHIN 30 DAYS. WE ARE INCURRING METAL SURCHARGES & UNPREDICTABLE FREIGHT CHARGES.

PRICES ARE VALID FOR THIRTY DAYS.

DELIVERY: 10-14 WEEKS.

COLORS: TO BE DETERMINED.

PAYMENT TERMS: 50 % DEPOSIT IS REQUIRED; 20 % UPON DELIVERY OF MATERIAL & BALANCE IS DUE UPON COMPLETION.

MAKE CHECKS PAYABLE TO: JNS RECREATIONAL SERVICES LLC

BY SIGNING THIS QUOTATION, YOU AGREE TO THE ABOVE TERMS, AND WILL PROCESS ACCORDINGLY,

SIGNATURE: _____ DATE : _____

PRINTED NAME: _____

UPON ACCEPTANCE OF THIS PROPOSAL PLEASE SIGN ABOVE AND INITIAL THE MAIN PAGE WITH DESCRIPTION AND SCOPE OF WORK.

3451 NE 1ST AVE
SUITE M803 MIAMI FL 33137
EMAIL: jns.recreation@gmail.com TEL: 305-469-4933

JNS
RECREATIONAL SERVICES

Two Lakes CDD
10401 W 35 TH LANE
HIALEAH FL 33018
Contact: YESENIA BERROA
Tel: : 786-327-3427
Email: yberroa@miamimnagement.com

8/10/2025

SHIP TO ADDRESS:
33018

BASKETBALL COURT
VERSACOURT OUTDOOR SPORTS TILES
Area: 40 X 80 FT

SCOPE OF WORK

- *STRIP EXISTING ORGANICS & TOPSOIL
- *DISPOSE OF SOIL & GRASS OFF SITE
- *INSTALL CONCRETE SLAB 4 INCHES THICK
- *INSTALL VOLLEYBALL PRO OUTDOOR TILES
- *FURNISH & INSTALL VOLLEYBALL ALUMINUM NET SYSTEM

TILE SPECS

- *RESILIENT MATERIAL*
- *PRECISION LOCKING SYSTEM*
- *PROTECTION FOR ATHLETES*
- *COURTS CONSTRUCTED FROM ¾" SHOCK ABSORBING TILES TO REDUCE*
- *FATIGUE/LESS HARD ON THE BODY*
- *PUDDLES NO LONGER A CONCERN/ OPEN DESIGN ALLOWS COURT TO DRAIN*

PRICE: \$106,420.00
CUSTOMER IS TAX EXEMPT

3451 NE 1ST AVE
SUITE M803 MIAMI FL 33137
EMAIL: jns.recreation@gmail.com TEL: 305-469-4933

JNS
RECREATIONAL SERVICES

DUE TO THE VOLATILE NATURE OF THE TRANSPORTATION INDUSTRY AT THIS TIME FREIGHT CHARGES MUST BE QUOTED IF CONTRACT IS NOT EXECUTED WITHIN 30 DAYS.

MUST BE QUOTED IF CONTRACT IS NOT EXECUTED WITHIN 30 DAYS. WE ARE INCURRING METAL SURCHARGES & UNPREDICTABLE FREIGHT CHARGES.

PRICES ARE VALID FOR THIRTY DAYS.

DELIVERY: 10-14 WEEKS.

COLORS: TO BE DETERMINED.

PAYMENT TERMS: 50 % DEPOSIT IS REQUIRED; 20 % UPON DELIVERY OF MATERIAL & BALANCE IS DUE UPON COMPLETION.

MAKE CHECKS PAYABLE TO: JNS RECREATIONAL SERVICES LLC

BY SIGNING THIS QUOTATION, YOU AGREE TO THE ABOVE TERMS, AND WILL PROCESS ACCORDINGLY,

SIGNATURE: _____ DATE : _____

PRINTED NAME: _____

UPON ACCEPTANCE OF THIS PROPOSAL PLEASE SIGN ABOVE AND INITIAL THE MAIN PAGE WITH DESCRIPTION AND SCOPE OF WORK.

3451 NE 1ST AVE
SUITE M803 MIAMI FL 33137
EMAIL: jns.recreation@gmail.com TEL: 305-469-4933

AQUARIUM MARKETING

4707 NW 72nd Ave
Miami, FL 33166 US
(786) 397-9026
maria.piedrahita@aquariummarketing.com
www.aquariummarketing.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	17342
Carlo Mendiluze	Carlo Mendiluze	DATE	11/14/2025

ACTIVITY	QTY	RATE	AMOUNT
84"L x 24"D x 28"T Clear Glass Aquarium Tank 1/2" Thickness 245 Gal	1	4,400.00	4,400.00
Filtration System (includes mechanical and biological filtration)	1	950.00	950.00
Set Up	1	1,700.00	1,700.00
PVC and accessories	1	400.00	400.00
Maxspect 10k	1	290.00	290.00T
Reef Octopus Classic CLSC-200INT Protein Skimmer	1	450.00	450.00T
Icecap Uv sterilizer 40watts	1	310.00	310.00T
Aqua Illumination Blade 39"	2	365.00	730.00T
Blade hanging kit	2	70.00	140.00T
Caribsea Sand 40lb Fiji Pink	5	73.00	365.00T
Rock Base 40Lbk	3	89.00	267.00T
Rock Base Shelf 40Lb	2	93.49	186.98T
Aquascape Design	1	500.00	500.00
Electric supplies	1	70.00	70.00
Saltwater	1	250.00	250.00
Delivery	1	600.00	600.00
Aluminum Stand 2"x 2"	1	1,350.00	1,350.00
Redsea ATO system	1	220.00	220.00T
reservoir	1	110.00	110.00T
Redsea ReefWave 45	2	410.00	820.00T
Millwork	1	3,900.00	3,900.00T

This Estimate is valid for 10 days
Payment terms 50% to start, 25% before delivery and 25% with installation.

SUBTOTAL	18,008.98
TAX	545.23

TOTAL

\$18,554.21

Accepted By

Accepted Date

AQUARIUM MARKETING

4707 NW 72nd Ave
Miami, FL 33166 US
(786) 397-9026
maria.piedrahita@aquariummarketing.com
www.aquariummarketing.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	17340
Carlo Mendiluze	Carlo Mendiluze	DATE	11/14/2025

ACTIVITY	QTY	RATE	AMOUNT
66 3/4"L x 24"D x 28"T Clear Glass Aquarium Tank 1/2" Thickness 190 Gal	1	3,200.00	3,200.00
Filtration System (includes mechanical and biological filtration)	1	900.00	900.00
Set Up	1	1,500.00	1,500.00
PVC and accessories	1	400.00	400.00
maxspect 8k pump	1	270.00	270.00T
Reef Octopus Classic CLSC-200INT Protein Skimmer	1	450.00	450.00T
Icecap UV sterilizer 27 watts	1	290.00	290.00T
Aqualllumination Hydra Edge 44HD LED Reef Light Fixture	3	400.00	1,200.00T
Aqualllumination Hydra Edge Hanging Kit	3	50.00	150.00T
Caribsea Sand 40lb Fiji Pink	3	73.00	219.00T
Rock Base 40Lbk	2	89.00	178.00T
Rock Base Shelf 40Lb	1	93.49	93.49T
Electric supplies	1	70.00	70.00
Aquascape Design	1	400.00	400.00
Redsea ATO system	1	220.00	220.00T
Redsea Reservoir	1	110.00	110.00T
Redsea ReefWave 45	1	410.00	410.00T
ReefDose 4 - Redsea Dosing Pump	1	450.45	450.45T
dosing system container	1	90.00	90.00T
Saltwater	1	180.00	180.00
Delivery	1	400.00	400.00
Aluminum Stand 2"x 2"	1	1,200.00	1,200.00
Millwork	1	3,600.00	3,600.00

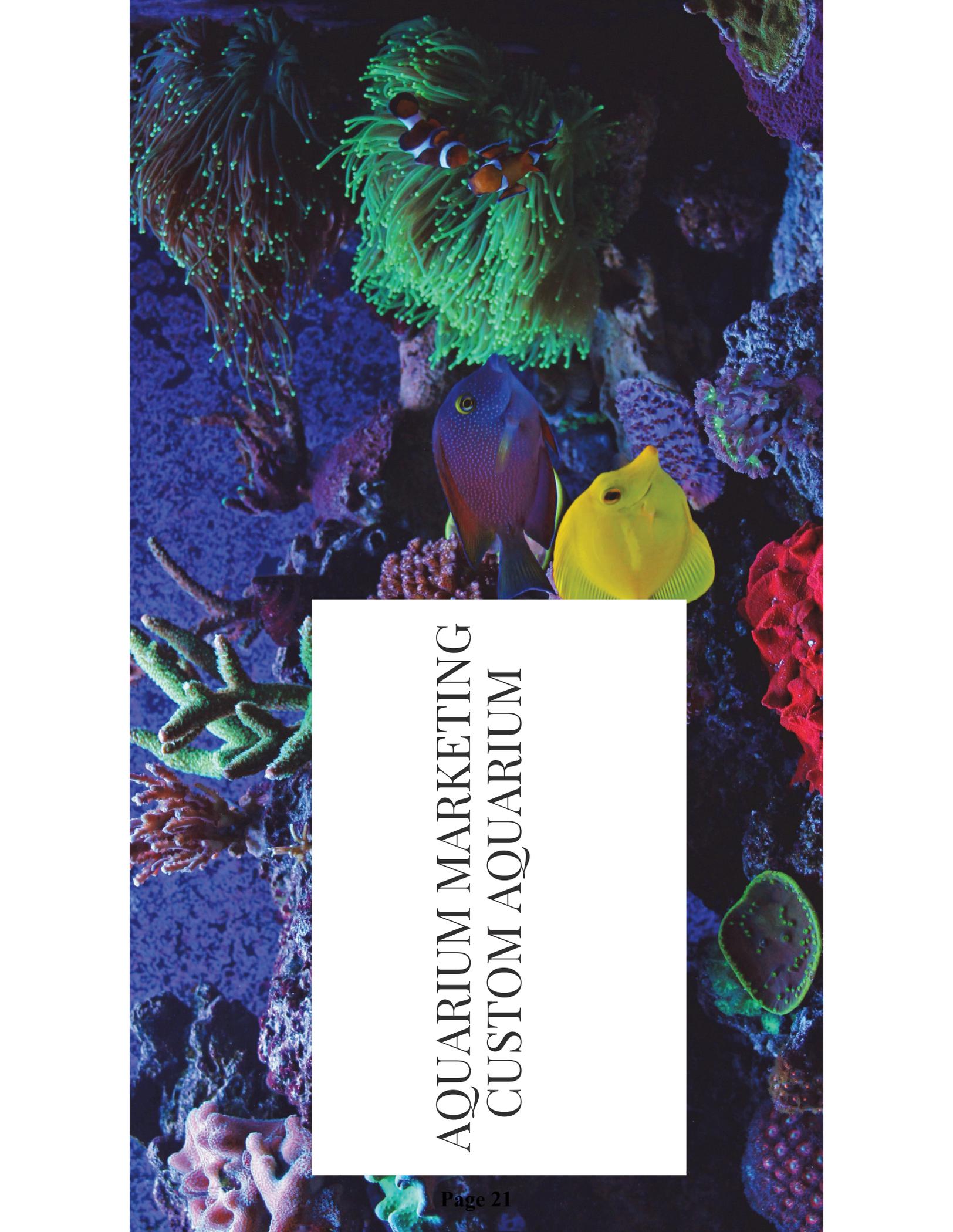
This Estimate is valid for 10 days
Payment terms 50% to start, 25% before delivery and 25% with installation.

SUBTOTAL	15,980.94
TAX	289.17

TOTAL	\$16,270.11

Accepted By

Accepted Date



AQUARIUM MARKETING CUSTOM AQUARIUM

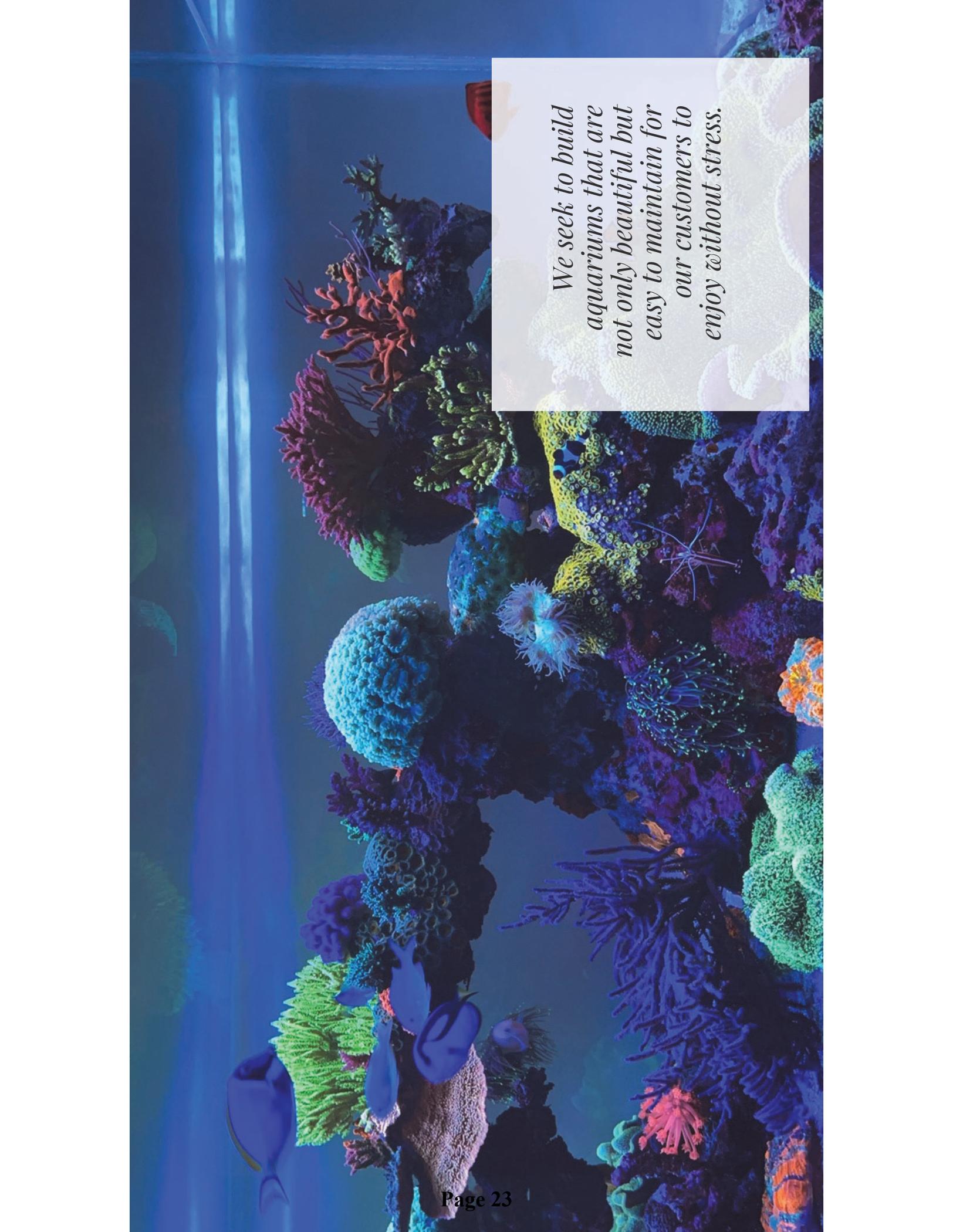
OUR COMPANY

We are a full-service Aquarium design company that specializes in creating unique and innovative custom made aquariums for commercial and residential purposes.

Page 22
We take pride in meeting our client's needs by offering endless design options and a one on one service that set us apart from our competition.

We put the strict attention to detail when building our tanks, which allows us to provide our clients with the best quality and the finest details through to completion



A vibrant, colorful coral reef aquarium scene. The background is a deep blue, with various types of coral in shades of red, orange, yellow, green, and purple. Several fish are visible, including a large blue tang in the foreground, a clownfish near a yellow sponge, and a purple starfish. The lighting is dramatic, highlighting the textures of the coral and the colors of the fish.

*We seek to build
aquariums that are
not only beautiful but
easy to maintain for
our customers to
enjoy without stress.*

ESTIMATES INCLUDES

- Estimate based for a Saltwater Aquarium system
- Custom Glass Aquarium in clear glass,
- Glass filtration system - SUMP for Mechanical and Biological filtration
- Aquarium Set Up and installation
- Sand and Rocks for Aquascape
- Equipment and accessories
- Aluminum stand
- One Aquarium for Reef and one Aquarium for Only Marine Fish



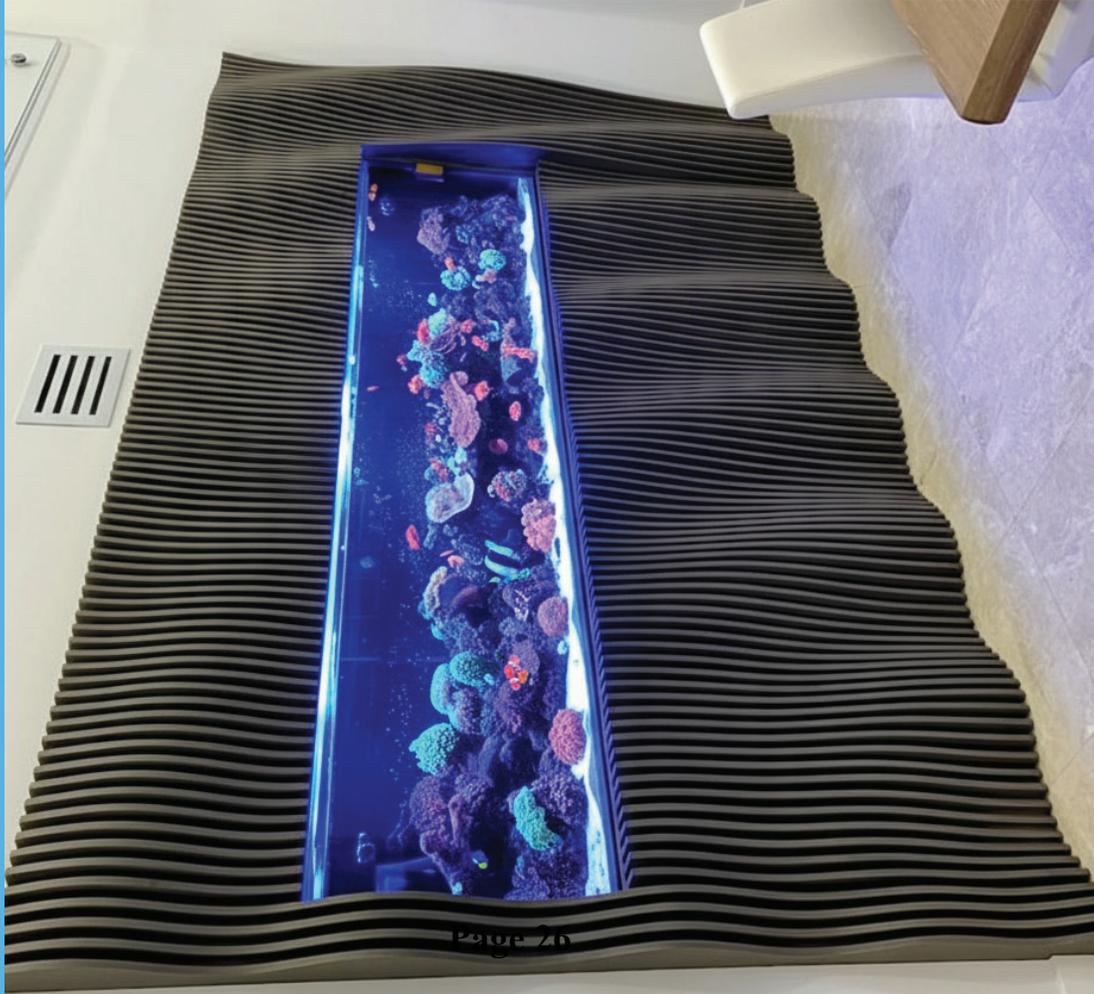
PROFESSIONAL FILTRATION SYSTEM

- In Aquarium Marketing we believe the most important thing in an Aquarium is **WATER QUALITY** thats why we build Glass filtration systems - SUMP for Mechanical and Biological filtration
- Custom made design with the amount of chambers necessary for all equipment and filtration
- Great quality PVC and materials
- ATO installed (Automatic Top of System) for freshwater supply
- Less maintenance required



WORK WITH US

- In our service, we offer **comprehensive assistance** spanning the entire process, beginning with design and setup and extending to continuous maintenance, effectively addressing any concerns you might have.
- Our team is comprised of seasoned experts with **over a decade of experience** in the field, ensuring that you benefit from the highest level of expertise and care.
- Demonstrating our commitment to excellence, we conduct dedicated **in-house training** to keep our Professional Aquarium Management team current, thereby ensuring top-notch customer service at all times.
- Recognizing the uniqueness of each customer, **we personalize a maintenance program** to align with your specific needs and requirements. This approach allows us to provide tailored solutions that cater to the distinct characteristics of your aquarium.



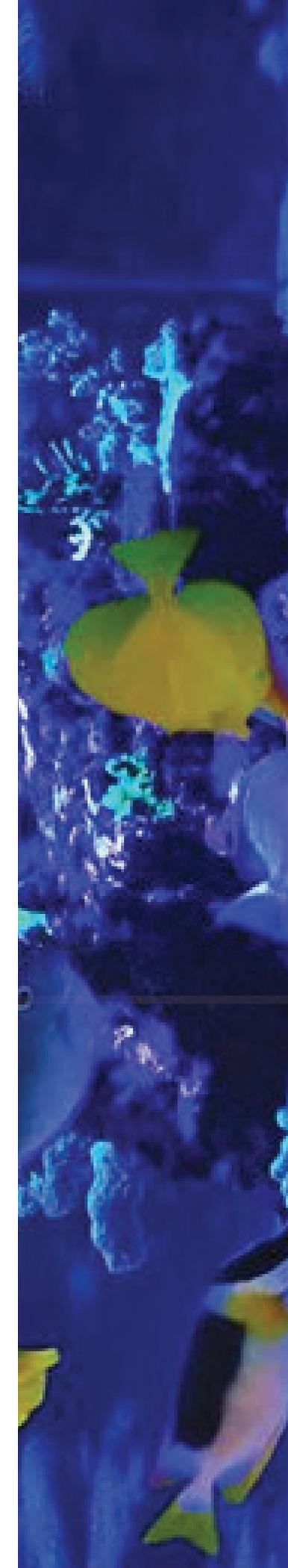
TERMS AND CONDITIONS

- Estimate is valid for 15 days
- Payment terms: 50% to start
- 25% before delivery when tank is finished and 25% with installation
- Production length: between 10-16 weeks
- We will work with general contractor, carpenter and designers during all the process





An aquarium is the perfect addition to your clubhouse because it instantly elevates the atmosphere, creating a calming and visually stunning focal point for residents. A beautifully designed aquarium encourages relaxation, reduces stress, and enhances the overall aesthetic of the space, making the clubhouse feel more welcoming and sophisticated. It also becomes a conversation piece that residents and guests enjoy, adding value, elegance, and a unique sense of tranquility to the community.



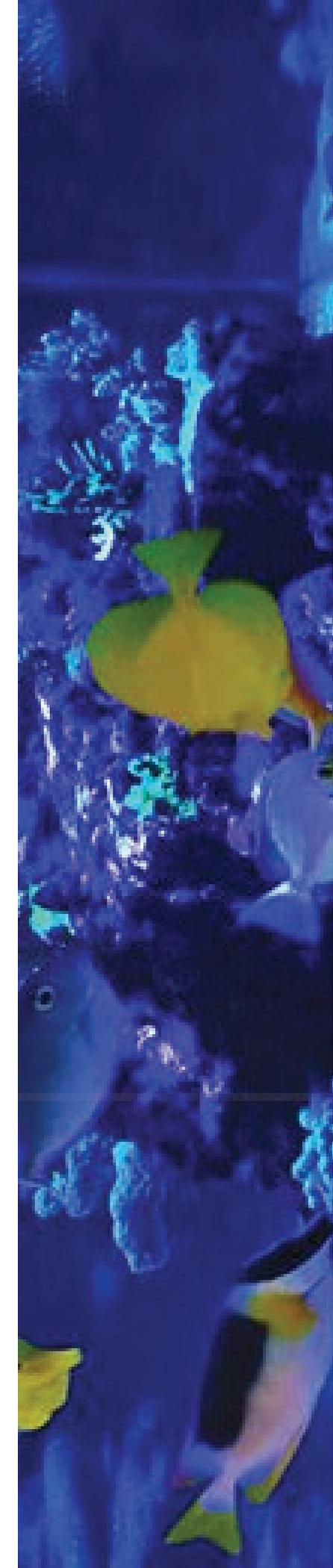
MANAGEMENT PROGRAM

Page 29

We understand having an aquarium can be time consuming as they need frequent maintenance and having healthy animals request expertise.

We don't want you to have a stressful experience having an Aquarium, that's why we create the Aquarium Management Program.

This program allow our customers to enjoy the aquarium without been concern about maintenance.



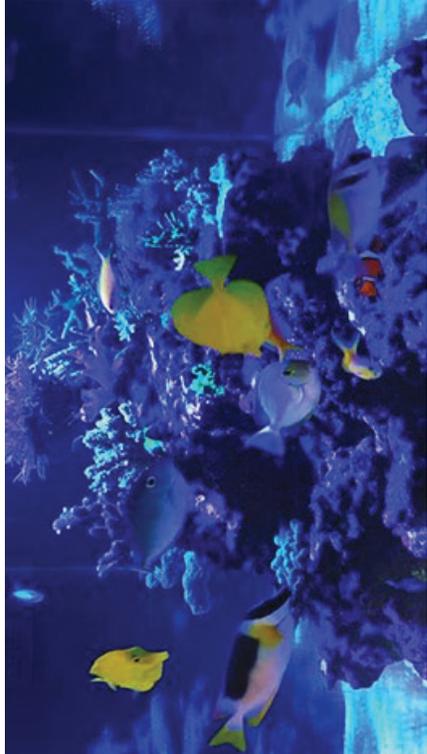
THE PROGRAM INCLUDES:

- Aquarium Follow up
- Maintenance Service Two times per month
- Animals Health Inspection
- Unlimited dry and Live food
- Water supplements
- Tank Inspection
- Filtration system inspection and cleaning
- Water changes as needed
- Tank Cleaning
- Physicochemical water metering
- Fish, Corals, Invertebrates
- Replacement of dead animals if necessary

AQUARIUM MAINTENANCE

- Tank Inspection
- Animal Health inspection
- Filtration system inspection
- Filtration system cleaning
- Water changes
- Tank Cleaning
- Physicochemical water metering
- Filling of Automatic feeding System
- General Cleaning





Reef Aquarium Management Program

\$750.00
Monthly

Fish Only Aquarium

\$600.00
Includes Two visits per month

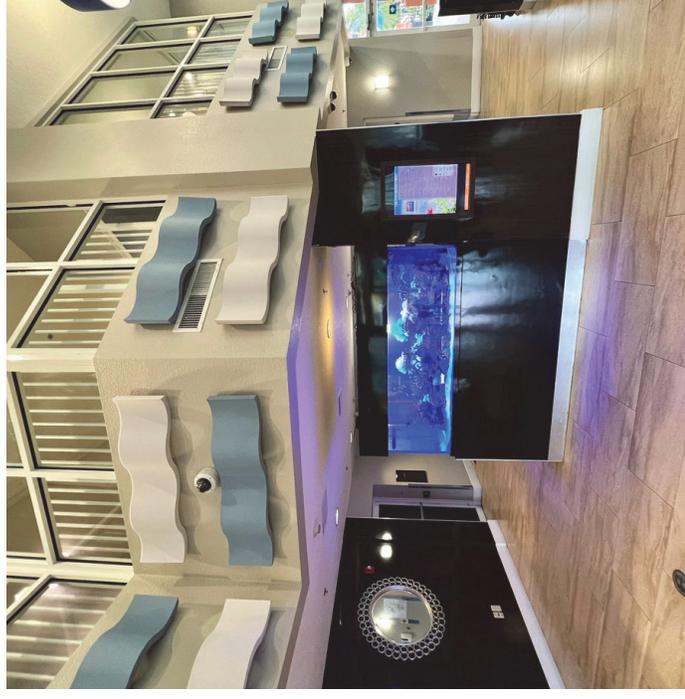
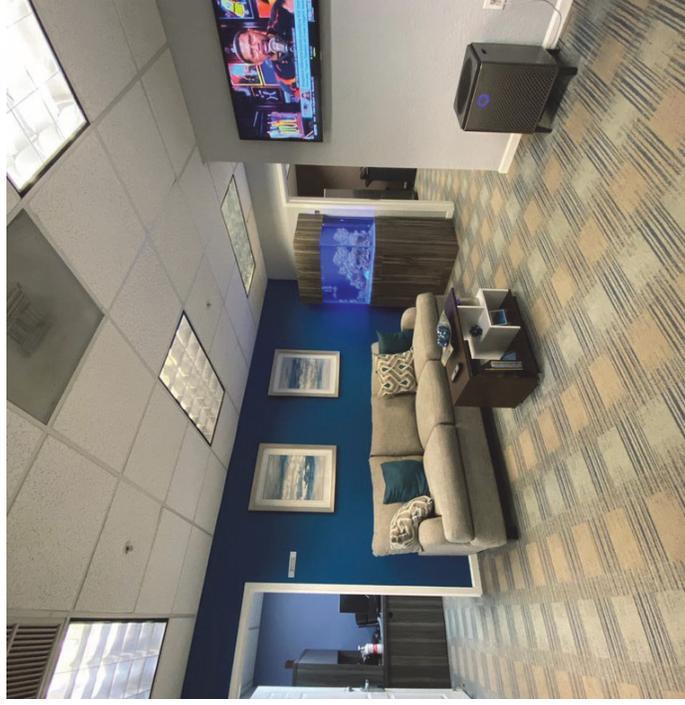
PROGRAM ESTIMATES:

- 1 year agreement
- 2 months in advance
cancellation
- 1 month deposit fee

Commercial Customers we work with



*Counting with a professional team to back you up is really important.
We would love to be part of your dream*



Contact us

*maria.piedrahita@aquariummarketing.com / ph: 786.397.9584
4707 NW 72nd Ave, Miami, FL, 33166*

INVOICE



Fish and Coral Paradise
fandcparadise@gmail.com

Invoice No#: 8876
Invoice Date: Nov 18, 2025
Due Date: Nov 18, 2025

\$14,256.68 USD

AMOUNT DUE

BILL TO

Two Lakes Cdd Aquabella Club House
Cmendiluze25@gmail.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Reefer G2 Xxl 625 1 x \$4,449.00 fl 7% (\$311.43) 59.1" L x 25.6" W x 23.6" H	1	\$4,449.00	\$4,449.00
2	Bio active Sand 4 x \$25.00 Fl 7% (\$7.00)	4	\$25.00	\$100.00
3	Reefled 170 2 x \$800.00 fl 7% (\$112.00)	2	\$800.00	\$1,600.00
4	Saltwater 1 x \$250.00 Fl 7% (\$17.50)	1	\$250.00	\$250.00
5	Delivery 1 x \$550.00 Fl 7% (\$38.50)	1	\$550.00	\$550.00
6	Setup 1 x \$1,500.00 Fl 7% (\$105.00)	1	\$1,500.00	\$1,500.00
7	Heater 1 x \$150.00 Fl 7% (\$10.50)	1	\$150.00	\$150.00
8	Reef wave 45 2 x \$450.00 Fl 7% (\$63.00)	2	\$450.00	\$900.00
9	Reefled Arm 2 x \$100.00 Fl 7% (\$14.00)	2	\$100.00	\$200.00
10	Skimmer Dc 600 1 x \$600.00 Fl 7% (\$42.00)	1	\$600.00	\$600.00
11	Pump Dc 800 1 x \$350.00 Fl 7% (\$24.50)	1	\$350.00	\$350.00
12	Coral Inserts 1 x \$1,800.00 Fl 7% (\$126.00)	1	\$1,800.00	\$1,800.00
13	Uv Sterilizer 1 x \$275.00 Fl 7% (\$19.25)	1	\$275.00	\$275.00
14	Installation Supplies 1 x \$600.00 Fl 7% (\$42.00)	1	\$600.00	\$600.00
			Subtotal	\$13,324.00
			Shipping	\$0.00
			Tax fl (7%)	\$423.43

Tax Fl (7%) \$509.25

TOTAL \$14,256.68 USD

NOTES TO CUSTOMER

All Sales Are Final
Payments as follow:
50% to place order
25% when scheduling delivery
25% day of delivery



INVOICE

Fish and Coral Paradise
fandcparadise@gmail.com

Invoice No#: 8875
Invoice Date: Nov 18, 2025
Due Date: Nov 18, 2025

\$17,814.43 USD

AMOUNT DUE

BILL TO

Two Lakes Cdd Aquabella Club House
Cmendiluze25@gmail.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Reefer G3 Max 1000 White 1 x \$12,499.00 FI 7% (\$874.93) Display Tank Dimensions: 82.79"L x 26.8"W x 25.6"H	1	\$12,499.00	\$12,499.00
2	Bio active Sand 8 x \$25.00 FI 7% (\$14.00)	8	\$25.00	\$200.00
3	Custom Aquascape Piece 1 x \$1,500.00 FI 7% (\$105.00)	1	\$1,500.00	\$1,500.00
4	Saltwater 1 x \$250.00 FI 7% (\$17.50)	1	\$250.00	\$250.00
5	Delivery 1 x \$550.00 FI 7% (\$38.50)	1	\$550.00	\$550.00
6	Setup 1 x \$1,500.00 FI 7% (\$105.00)	1	\$1,500.00	\$1,500.00
7	Heater 1 x \$150.00 FI 7% (\$10.50)	1	\$150.00	\$150.00
			Subtotal	\$16,649.00
			Shipping	\$0.00
			Tax FI (7%)	\$1,165.43
			TOTAL	\$17,814.43 USD

NOTES TO CUSTOMER

All Sales Are Final
Payments as follow:
50% to place order
25% when scheduling delivery
25% day of delivery

LVC AQUARIUM DESIGN

Freshwater Aquarium System Proposal

Aqua Bella – Clubhouse

Prepared For:

Yesenia Berroa

yberroa@miamimanagement.com

786-502-1699

10401 W 35th Ln, Hialeah, FL 33018

Additional Contact:

Carlos

cmendiluze25@gmail.com

Prepared By:

LVC Aquarium Design

lvcwoodworks@gmail.com

786-412-9202

(Company Address Included)

PROJECT OVERVIEW

LVC Aquarium Design proposes the fabrication and installation of a premium 265-gallon freshwater aquarium system, including custom cabinetry, high-quality equipment, professional installation, aquascaping, substrate, and all materials needed for a fully functional, turnkey display.

SYSTEM SPECIFICATIONS

Aquarium:

- Size: 80" × 24" × 32"
- Total Volume: ~265 gallons
- Custom-built using ¾" glass on sides and base

Stand / Cabinetry:

- Aluminum base, powder-coated
- Optional luxurious gray laminate or custom matching finish

Filtration:

- Complete filtration system
- Includes Auto Top-Off (ATO) setup

Lighting:

- Standard freshwater LED lighting

Pumping:

- 15K DC return pump

Substrate & Aquascape:

- Sand or gravel substrate
- Aquascape starter pack included

DELIVERY & INSTALLATION

- Professional transport

- Full assembly of tank, stand, sump, and plumbing
- System testing and initial setup
- Aquascaping and substrate installation
- Final inspection and walkthrough

COST SUMMARY

System Total: \$18,250

Tax: \$1,277.50

Grand Total: \$19,527.50

TERMS

- 50% deposit required to start fabrication
- Balance due upon installation
- Estimated completion time: 6–8 weeks
- Maintenance plans available upon request

LVC AQUARIUM DESIGN

Saltwater Reef Aquarium Installation Proposal

Club House #1

Prepared For:

Yesenia Berros

yberros@miamimanagement.com

786-502-1699

10401 W 35th Ln, Hialeah, FL 33118

Additional Contact:

Carlos

cmendiluze25@gmail.com

Prepared By:

LVC Aquarium Design

lvcwoodworks@gmail.com

786-412-9202

(Company Address Included)

PROJECT OVERVIEW

LVC Aquarium Design proposes the fabrication and installation of a premium 220-gallon saltwater reef aquarium system, including custom cabinetry, high-end equipment, professional installation, livestock, seawater, delivery, and all materials required to deliver a fully operational reef-ready system.

SYSTEM SPECIFICATIONS

Aquarium:

- Size: 66" × 24" × 32"
- Total Volume: 220 gallons
- Custom built using ¾" glass on base and sides
- Engineered for maximum strength and longevity

Stand / Cabinetry:

- Aluminum base, powder-coated to prevent oxidation
- Easy-to-clean finish, long-term durability
- Optional luxury finish to match clubhouse design

Filtration System:

- ATO (Auto Top-Off) setup included
- 48" × 16" × 20" Refugium Sump (65 gallons)
- 18" × 10" × 20" ATO reservoir (16 gallons)

Lighting:

- Three (3) AI Blades 66 reef lights

Circulation & Return:

- Return Pump: 15K DC pump
- Two powerheads for circulation

LIVESTOCK & MATERIALS

Live Rock & Sand:

- 300 lbs premium live rock
- 8 bags live sand

Rockscape:

- Custom aquascaping included

Saltwater:

- 300 gallons natural seawater (delivery included)

Fish:

- 20 Chromis

Cleaner Crew:

- 100 hermit crabs
- 100 snails

DELIVERY & INSTALLATION

- Professional transport
- Full assembly of tank, stand, sump, plumbing
- Leak testing & cycling setup
- Livestock acclimation
- System walkthrough

COST SUMMARY

System Total: \$19,065

Tax: \$1,334

Grand Total: \$20,399

TERMS

- 50% deposit required to begin fabrication
- Balance due upon installation
- 6-8 weeks estimated completion time
- Service plans available upon request

ESTIMATE

JB Renovation Services
526 E 44th St
Hialeah, FL 33013

jbrenovationservices@gmail.com
+1 (786) 503-4263



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.: 1073
Estimate date: 11/20/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Installation of Partial Wall and Custom Aluminum Door – Reception Area	<p>Installation of a partial wall within the reception area, constructed with appropriate framing, drywall, and finishing to match the existing interior.</p> <p>Fabrication and installation of a custom-made aluminum office door, matching the design, finish, and specifications of the existing clubhouse doors.</p> <p>All necessary materials, hardware, and labor included for a complete and professional installation.</p> <p>Work areas will be properly protected during construction to prevent dust or damage. Upon completion, the site will be thoroughly cleaned, and all debris removed.</p>	1	\$5,400.00	\$5,400.00
Total					\$5,400.00

Accepted date

Accepted by