



**TWO LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
MAY 28, 2026  
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 & PUBLIC HEARING**  
 May 28, 2026  
 6:00 p.m.

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## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57958	IPL0301880	Legal Ad - IPL0301880	Revised FY 25/26 Mtg Schedule	1.0	85.0L

ATTENTION: Two Lakes Community Development District IP  
 2501A Burns Road  
 Palm Beach Gardens, FL 33410  
 larcher@sdsinc.org

PUBLISHED DAILY  
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:  
 01/12/26 Print

[Print Tearsheet Link](#)

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**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT AMENDED 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 35th Lane, Hialeah, Florida 33018 at **6:00 p.m.** on the following dates:

- January 22, 2026
- February 26, 2026
- March 26, 2026
- April 23, 2026
- May 28, 2026
- June 25, 2026
- July 23, 2026
- August 27, 2026
- September 24, 2026

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

**PUBLISH:**  
**MIAMI HERALD 01/12/26**  
 IPL0301880  
 Jan 12 2026

Sworn to and subscribed before me on



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

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**TWO LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

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

**PUBLISH:**  
**MIAMI HERALD 01/12/26**  
IPL0301880  
Jan 12 2026

**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
APRIL 23, 2026**

**A. CALL TO ORDER**

District Manager Armando Silva called the April 23, 2026, Regular Board Meeting of the Two Lakes Community Development District (the “District”) to order at 6:01 p.m. at 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 January 12, 2026, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of Chairperson Joseph Noriega, Vice Chairperson Carlos Mendiluze and Supervisors Albert Abreu, and Orlando Bracho constituted a quorum and it was in order to proceed with the meeting.

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

Others in attendance were: Graciela Urdaneta, Jennifer Chavez, Chayir Ale, Lynn and Michael Sofranko, Carlos Garcia, Yasmin Celis, Heberto Delgado, Aziray Bustamante, Norma and Jennifer C., Daniele Combatti, & Mariedelsy Raydan.

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

No additions or deletions at this time.

**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. February 22, 2026, Regular Board Meeting Minutes**

Mr. Silva presented the minutes of the February 22, 2026, Regular Board Meeting.

A **motion** was made by Mr. Abreu, seconded by Mr. Noriega and passed unanimously approving the minutes of the February 22, 2026 Regular Board Meeting, as presented.

### **G. OLD BUSINESS**

#### **1. Update Regarding ButterflyMX**

Mr. Silva advised that the Joint Participation Agreement had been executed and that ButterflyMX would send a representative during the second week of May. He advised that the hardware installation process by Protect Net Security Group was expected to take approximately four to five days, which would extend beyond the current completion deadline.

Mr. Silva further explained that the existing agreement between the District and Protect Net Security Group, Inc. currently requires that the improvements be completed by April 20, 2026. As a result, the Small Project Agreement will need to be amended again to extend the project completion date to May 22, 2026.

A **motion** was made by Mr. Noriega, seconded by Mr. Mendiluze and unanimously passed approving the amendment to the Small Project Agreement extending the installation completion deadline to May 22, 2026.

#### **2. Update from Engineering Regarding Aquabella Multi-Sport Courts**

Mr. Silva advised that the initial findings from Alvarez Engineering indicate that a Multi-Sport Court could potentially be constructed within Tract R2. The conceptual plans were tentatively submitted to the City of Hialeah for their review and zoning approval. Mr. Silva explained that, upon obtaining approval from the City's zoning department, the District Engineer will be able to prepare formal construction plans and bid specifications that can then be distributed to contractors for pricing proposals. Mr. Silva stated that he would update the Board at the next meeting regarding the City of Hialeah's findings and whether the District will be permitted to proceed with the construction of the Multi-Sport Court.

### **H. NEW BUSINESS**

#### **1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget**

Mr. Silva suggested Resolution No. 2026-01 be tabled until the next meeting.

A **motion** was made by Mr. Noriega, seconded by Mr. Abreu and passed unanimously tabling Resolution No. 2026-01.

## **2. Discussion Regarding Security Services – Security Director Hours of Operation and Holiday Schedule**

Mr. Silva advised that District Club Manager, Yesenia Berroa, was in the process of creating a holiday schedule, including dates and hours of what extra security will be needed and potentially allocating the supervisor shifts to these days and times.

### **I. ADMINISTRATIVE MATTERS**

#### **1. Discussion Regarding Amendment to Club Rules – Firearms Policy**

Mr. Silva advised that the Public Hearing to consider and adopt amendments to the Club Rules, as well as revisions to the fees and charges schedule, was scheduled for May 28, 2026. Mr. Silva further noted that the proposed rule changes were discussed at the previous Board meeting and were currently available on the District’s website for review by any members of the public interested in examining the proposed amendments prior to the Public Hearing.

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

Members of the public requested that District management explore the possibility of establishing a dog park within Tract R2. Additionally, members of the public requested that the District consider potential future amendments to the Club Rules to allow dogs within Tract R2 in the event that a dog park is approved for installation and supported by the community.

Other residents also requested that the District look into the potential cost associated with hiring lifeguards during the summer months. District management stated that they would research the matter and provide additional information at a future meeting.

### **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Noriega, seconded by Mr. Mendiluze and passed unanimously adjourning the Regular Board Meeting at 6:57 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57958	116616	Legal Ad - IPL0331574	Notice of Proposed Rule Development 5-28-226	2.0	120.0L

ATTENTION: Two Lakes Community Development District IP  
 2501A Burns Road  
 Palm Beach Gardens, FL 33410  
 larcher@sdsinc.org

PUBLISHED DAILY  
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

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1.0 insertion(s) published on:  
 04/21/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

**NOTICE  
 NOTICE OF PROPOSED RULE DEVELOPMENT BY THETWO LAKES  
 COMMUNITY DEVELOPMENT DISTRICT AND PUBLIC HEARING  
 THEREON**

In accordance with Chapters 120 and 190, Florida Statutes, the Two Lakes Community Development District (the "District") hereby gives notice of its intention to enact and establish certain amendments to the Two Lakes Club Rules and Regulations, Schedule of Hours of Operation Rental Policies, Procedures and Regulations, and Club Schedule of Dues, Fees and Charges Areas & Fees for Rental (collectively, the "Club Rules"), including amendments to rental fees, deposits, cleaning requirements, and other use policies for the Two Lakes Club, and the removal of voided Rule 3.6 related to firearms and amendment to prohibit weapons on Club Property, except as permitted by Florida or federal law.

The purpose and effect of the proposed amendments are to update the Club Rules and Regulations, Schedule of Hours of Operation Rental Policies, Procedures and Regulations, and Club Schedule of Dues, Fees and Charges Areas & Fees for Rental to reflect current operations, rental rates, cleaning and inspection requirements, and applicable Florida law.

A public hearing on the adoption of the proposed rule amendments will be conducted by the District's Board of Supervisors on May 28, 2026, at 6:00 p.m. at the Aquabella Clubhouse located at 10401 W 35th Lane, Hialeah, Florida 33018, to receive public comment on the adoption of the proposed rule amendments pertaining to the Two Lakes Club Rules. The public hearing will provide an opportunity for interested persons to address and comment upon the proposed amendments. The proposed amendments may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

A copy of the proposed rule amendment, including underline/strikeout text, may be obtained by contacting the District Manager, Armando Silva, Special District Services, Inc., by telephone at (786) 313-3661, or by email at asilva@sdsinc.org. Participants and interested persons are strongly encouraged to submit questions and comments in advance of the meeting to facilitate the Board's consideration of such questions and comments during the public hearing.

**Pursuant to provisions of the Americans with Disabilities Act (ADA), any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Office at 561-630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.**

Pursuant to Section 286.0105, Florida Statutes, the Two Lakes Community Development District advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Board for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

District Manager  
 Two Lakes Community Development District  
 www.TwoLakesccd.org

Sworn to and subscribed before  
 me on



**NOTICE**

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District Manager  
Two Lakes Community Development District  
[www.TwoLakescdd.org](http://www.TwoLakescdd.org)

Publish: Miami-Herald 4/21/2026  
IPL0331574  
Apr 21 2026

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57958	IPL0333518	Legal Ad - IPL0333518		2.0	172.0L

ATTENTION: Two Lakes Community Development District IP  
 2501A Burns Road  
 Palm Beach Gardens, FL 33410  
 larcher@sdsinc.org

**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF RULEMAKING AND PUBLIC HEARING TO AMEND CERTAIN RATES, FEES, CHARGES, AND CLUB FACILITY RULES**

In accordance with Chapters 120 and 190, Florida Statutes, the Two Lakes Community Development District (the "District") hereby gives notice of its intention to consider the adoption of proposed amendments to the Two Lakes Club Rules and Regulations, Schedule of Hours of Operation Rental Policies, Procedures and Regulations, and Club Schedule of Dues, Fees and Charges Areas & Fees for Rental (collectively, the "Club Rules"), including amendments to rental fees, deposits, cleaning requirements, and other use policies for the Two Lakes Club, and the removal of voided Rule 3.6 related to firearms and amendment to prohibit weapons on Club Property, except as permitted by Florida or federal law.

Specific legal authority for the proposed rule amendments includes Sections 190.011, 190.035, 120.54, and 120.81, Florida Statutes. A copy of the proposed rule amendments, including underline/strikeout text, may be obtained by contacting the District Manager, Armando Silva, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, FL 33410, or by telephone at (786) 313-3661 (asilva@sdsinc.org). Participants and interested persons are strongly encouraged to submit questions and comments to the District Manager's Office at asilva@sdsinc.org or by calling (786)313-3661, in advance of the meeting and public hearing referenced above to facilitate the Board's consideration of such questions and comments during the meeting.

The Board of Supervisors of the District will hold a public hearing on May 28, 2026, at 6:00 p.m. at the Aquabella Clubhouse located at 10401 W 35th Lane, Hialeah, Florida 33018, to receive public comment on the adoption of the proposed amendments to the Two Lakes Club Rules and Regulations, Schedule of Hours of Operation Rental Policies, Procedures and Regulations, and Club Schedule of Dues, Fees and Charges Areas & Fees for Rental (collectively, the "Club Rules"). The public hearing will provide an opportunity for the public to address and comment upon the proposed rule amendments. The proposed rule amendments may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

The proposed amendments to the Two Lakes Club Rules, include, but are not limited to, revisions to facility rental fees, deposits, hours of operation, and related policies, as shown below in underline/strike-through format. In addition, deletion in its entirety of voided Rule 3.6 related to firearms and amendment to prohibit weapons on Club Property.

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All interested parties may appear at the above public hearing at the stated time and place. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice. This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. The public record of this hearing may be examined at the office of the District Manager set forth above.

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District Manager  
 Two Lakes Community Development District  
 www.TwoLakescdd.org

Publish: Miami-Herald 4/28/2026  
 IPL0333518  
 Apr 28 2026

PUBLISHED DAILY  
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

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Sworn to and subscribed before  
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DEVELOPMENT DISTRICT**

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CERTAIN RATES, FEES, CHARGES, AND CLUB FACILITY RULES**

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District Manager  
Two Lakes Community Development District  
www.TwoLakescdd.org

Publish: Miami-Herald 4/28/2026  
IPL0333518  
Apr 28 2026

**CONSIDER RESOLUTION NO. 2026-02  
AMENDING CERTAIN RATES, FEES,  
CHARGES, AND CLUB FACILITY RULES**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

**SERVICES AGREEMENT  
(Club IT Network and CCTV)**

**THIS SERVICES AGREEMENT** (the "Agreement") is made and entered into this 27 day of April, 2026, with an effective date of April 27, 2026 ("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

**ADVANCED MULTIMEDIA INC.**, a Florida corporation, having as its principal business and mailing address, 8123 West 36th Avenue #6, Hialeah, Florida 33018 (the "Contractor").

Recitals

**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 and clubhouse facilities located at 10401 West 35 Lane, Hialeah, Florida 33018 (Folio Number 04-2016-006-3900), together with the related improvements and fixtures including but not limited to offices, restroom facilities, a health/fitness facility, swimming pool and related facilities, and appurtenant recreational facilities ("Clubhouse 1" or "Main Clubhouse"), and clubhouse facilities located at 11061 West 34 Way, Hialeah, Florida 33018 (Folio Number 04-2016-008-7690), together with the related improvements and fixtures including but not limited to offices, a health/fitness facility, restroom facilities, swimming pool and related facilities, and appurtenant recreational facilities ("Clubhouse 2"), known as Aquabella Club within the boundaries of the Two Lakes Community Development District in Miami-Dade County, Florida (collectively, the "Clubhouse Amenity Centers"); and

**WHEREAS**, the District has a need to retain an independent contractor to provide certain IT Network and CCTV system installation, support, and preventative maintenance to the Clubhouse Amenity Centers within the District; and

**WHEREAS**, the Services are described with particularity in this Agreement herein and in the Contractor's proposal dated January 10, 2026, which is attached hereto and incorporated herein as Exhibit A (the "Proposal" or "Specifications"); and

**WHEREAS**, the Contractor represents that it is qualified to serve as a services contractor and has agreed to provide to the District those services identified in the Specifications and those additional services delineated in any Contractor-prepared work authorizations/proposals accepted by the District and which are to be performed in accordance with this Agreement (the "Services").

**NOW, THEREFORE**, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**Section 1. Recitals.** The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**Section 2. Duties.**

A. The duties, obligations and responsibilities of Contractor are described in the Specifications, attached hereto and incorporated herein by reference as Exhibit A. Nothing in this Agreement shall be construed to obligate either party to conduct business exclusively with the other party.

B. Contractor shall furnish all labor, materials, supervision, equipment, supplies, tools, services, and all other necessary incidental things required to perform complete, high quality Services in accordance with this Agreement and the Specifications.

C. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. In providing the Services identified in this Agreement, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

E. Contractor shall regularly notify the District Manager of the District or his or her designee via email or as otherwise approved by the District Manager of the time and dates when Services are scheduled to be performed and after such services have been performed. On no more than a monthly basis, Contractor shall prepare and deliver to the District Manager or his or her designee via email reports detailing Services performed during the prior month.

F. Contractor agrees, as an independent contractor, to undertake and perform the Services specified in this Agreement, as amended from time to time, or in any authorized work order by the District issued in connection with this Agreement and accepted by Contractor.

G. All Services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be performed in accordance with industry standards in Miami-Dade County, Florida. All Services performed by Contractor under and related to this Agreement shall conform to any written instructions issued by the District.

H. Should any Services and/or services be required which are not specified in this Agreement or any amendment thereto, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

I. Contractor agrees that District shall not be liable for the payment of any Services or other services not included as part of this Agreement, unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such services.

J. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

K. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law. At the request of the District Representative, Contractor agrees to reasonably meet with District Representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

**Section 3. Compensation.** In exchange for providing the Services identified in the Specifications, as amended from time to time, the District agrees to compensate the Contractor for the Services in amounts not to exceed as follows:

A. Initial, one-time payment in the amount of **THREE HUNDRED FIFTY-FIVE AND 00/100 (\$355.00) DOLLARS** for the installation and activation of the IT network and CCTV system.

B. Annual contract amount not to exceed **FOUR THOUSAND TWO HUNDRED SIXTY AND 00/100 (\$4,260.00) DOLLARS**, payable to Contractor as follows:

**PAYMENT SCHEDULE**

<b>Description</b>	<b>Amount</b>	<b>Payment Due</b>
12 Monthly Payments	\$355.00	Due on the 1st of each month
<b>TOTAL ANNUAL AMOUNT</b>	<b>\$4,260.00</b>	

Emergency and After-Hours services rates will be charged at \$155 per hour (the "Emergency/After-Hours Rates"). Materials and equipment will be charged at actual cost plus 40%. Any materials and equipment, Emergency/After-Hours services rates, and additional compensation for additional duties shall be paid only upon the written authorization of the District Manager or his or her designee, shall not exceed the rates set forth in the Specifications, and further provided that any additional compensation for additional duties shall not cause the

total amount for services to exceed the statutory public bidding threshold for service contracts pursuant to Florida Statutes. Contractor shall provide the District with a monthly invoice before the last day of each contractual service month representing the monthly installment due for that month in which services were rendered in accordance with the Agreement. All invoices will be paid in accordance with the Florida Prompt Payment Act.

**Section 4. Contractor's Acceptance of Conditions.** The Contractor has carefully examined the areas and properties within the District upon which Contractor will perform Services pursuant to this Agreement and has made sufficient tests and other investigations to be fully satisfied as to site conditions.

**Section 5. Waiver.** It is understood and agreed that the approval or acceptance by the District of any part of the work performed by Contractor under this Agreement as being in compliance with terms of this Agreement and related Specifications, shall not operate as a waiver by District of the strict compliance with any other terms and conditions of the Agreement and related Specifications.

**Section 6. Protection of Property and Public.**

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the Services provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Services, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the Services are being performed, from sunset to sunrise. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of the District or on any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, landscaping, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from

Contractor's activities and the provisions of Services within twenty-four (24) hours.

**Section 7. Insurance.**

A. Contractor 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. Contractor 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.

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 performance of this Agreement, Contractor 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 Contractor to the extent of the liabilities assumed by Contractor 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, Contractor 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 Contractor 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 Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor 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. Contractor 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.

#### **Section 8. Indemnification.**

A. Contractor 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 Contractor, its agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which

are set forth in Section 7 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 Contractor 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 Contractor.

C. The Contractor 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.

**Section 9. Independent Contractor.** This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, and administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District, and the District will not be liable for any obligation incurred by Contractor, including, but not limited to, unpaid minimum wages and/or overtime premiums.

**Section 10. Site Manager.** The foreman for Contractor shall communicate with the District Manager on a regular basis for matters relating to the Services and upon each occurrence of the performance of the Services. The District may, in its discretion, notify Contractor that the District has hired a site manager with whom Contractor shall communicate regarding the Services. The Contractor will notify the District Manager by the first of every month of the service schedule for the subsequent month.

**Section 11. Term.** This Agreement shall commence on the Effective Date of April 27, 2026, 2026, upon the execution by the parties, and, unless otherwise terminated in accordance with this Agreement, shall end and terminate on September 30, 2027, which thereafter shall automatically be extended for extension terms of one year each,

coinciding with the Fiscal Year of the District, unless otherwise terminated as provided in this Agreement herein, and subject to the Contractor's acceptable level of performance and approved funding by District.

**Section 12. Agreement.** This instrument, together with its exhibit(s), shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

**Section 13. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and Contractor.

**Section 14. Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

**Section 15. Termination.** This Agreement may be terminated by the District at any time and at the discretion of the District, with or without cause, upon thirty (30) days written notice to Contractor. This Agreement may be terminated by Contractor at any time, with or without cause, upon thirty (30) days written notice to the District.

Upon the effective date of the termination and except as otherwise directed, the Contractor shall:

- A. Cease the performance of all Services under this Agreement; and
- B. Place no further orders or subcontract for materials, services, or facilities except as may be necessary for completion of such portion of the Services under this Agreement as is not terminated; and
- C. Terminate all orders and subcontractors, effective on the termination date, to the extent that they relate to the performance of Services terminated by the notice of termination; and
- D. Complete performance of the Services through the effective date of termination; and
- E. Take such action as may be necessary or as the District may direct, for the protection and preservation of property related to this Agreement, which is in the possession of the Contractor and in which the District has or may acquire an interest; and
- F. Deliver to District releases and satisfactions of liens for all labor, materials, and supplies provided prior to the termination date; and

- G. Prior to the termination date, take all other necessary action to transfer or coordinate the transfer of the Services to the District or the District's new provider of such Services.

The total sum to be paid to the Contractor upon termination shall not exceed the amount due to Contractor pursuant to Agreement for any completed Services. The fair value, as determined by the District, of property which is destroyed, lost, stolen, or damaged so as to become undeliverable to the District, shall be removed from and excluded from any amounts due and payable to the Contractor.

**Section 16. Notices.** 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, P.A.**  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, Florida 33301  
Attention: Michael J. Pawelczyk, Esq.

**B. If to Contractor:** **Advanced Multimedia Inc.**  
8123 West 36th Avenue #6  
Hialeah, Florida 33018  
Attn: President

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.

**Section 17. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

**Section 18. Enforcement of Agreement.** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

**Section 19. Controlling Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Miami-Dade County, Florida.

**Section 20. Reserved.**

**Section 21. Public Records.**

A. Contractor 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 or work 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 Contractor 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 Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor 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. Contractor 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 Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR 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  
EMAIL: BBARBA@SDSINC.ORG**

**Section 22. Definitions.** Terms used in this Agreement that are defined in the Services Proposal shall have the meanings indicated therein.

**Section 23. Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**Section 24. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

**Section 25. Headings for Convenience Only.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**Section 26. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**Section 27. Familiarity with Laws.** Contractor shall be required to be familiar with all federal, state and local laws, ordinances, rules and regulations that in any manner affect the Services being performed by Contractor under this Agreement. Ignorance on the part of the Contractor will in no way relieve Contractor from responsibility.

**Section 28. E-Verify.** The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

**Section 29. Scrutinized Company or Other Entity Certification.** Contractor hereby certifies that as of the date below Contractor 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, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities 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.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:

1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

**Section 30. Responsible Vendor Determination.** Contractor 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.

**Section 31. Convicted Vendor List.** Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

**Section 32. Anti-Human Trafficking Affidavit.** Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

**Section 33. Extra Work.** Contractor shall perform all Extra Work not specified herein that may be ordered in writing by the District. For the Extra Work, the Contractor shall be paid at the rate named in the this Agreement for such Extra Work of a similar nature and character or at the agreed upon rate or fee as set forth in a written proposal, work authorization, or task order

detailing such Extra Work. Except as hereinafter provided, all Extra Work ordered and performed in accordance with the above paragraph will be paid for at the price in the written order for such Extra Work. The price (or rate) shall have been approved by the District and mutually agreed by the Contractor.

**Section 34. Conflicts.** In the event of a conflict between any provision of this main Agreement and the terms and conditions of Exhibit A, then this main Agreement instrument shall control.

**Section 35. Waiver of Jury Trial. TO THE FULLEST EXTENT ALLOWED BY LAW, THE RESPECTIVE PARTIES HERETO DO HEREBY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER PARTY HERETO AGAINST THE OTHER PERTAINING TO ANY MATTER WHATSOEVER ARISING OUT OR IN ANY WAY CONNECTED WITH THIS AGREEMENT.**

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


IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

*Armando Silva*

Print name: Armando Silva  
Secretary/Assistant Secretary

**TWO LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

  
Joseph Noriega (Apr 27, 2026 13:52:30 EDT)

Print name: Joseph Noriega  
Chairman/Vice-Chairman  
Board of Supervisors

this 27-Apr-2026  
day of \_\_\_\_\_, 2026

**ADVANCED MULTIMEDIA INC., a  
Florida corporation**

*Arturo Santana*  
Arturo Santana (Apr 27, 2026 09:59:47 EDT)

By: Arturo Santana  
Title: President

this 27-Apr-2026  
day of \_\_\_\_\_, 2026

**EXHIBIT A**

**PROPOSAL / SPECIFICATIONS**

# IT Network And CCTV Support Services Proposal

**Prepared for:** Two Lakes Community Development District

**Project:** Clubhouse IT Network, CCTV Support and Preventative Maintenance

**Date:** January 10, 2026

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## 1. Executive Summary

This proposal outlines comprehensive IT network, CCTV support and preventative maintenance services to be provided for the Two Lakes Community Development District (CDD) clubhouse facility. The Contractor shall deliver a complete managed network solution designed to ensure optimal system performance, reliability, and security.

All services outlined herein will be performed on behalf of the Two Lakes CDD and billed directly to the District for payment.

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## 2. Scope of Services

The Contractor shall provide all labor, materials, equipment, tools, and supervision required to deliver IT network, CCTV support and preventative maintenance services, including but not limited to:

### 2.1 Installation and Activation

- Installation and full activation of the Starter Managed Network Solution
- Configuration of network hardware and connectivity
- System testing and verification of all components
- Documentation of installation and system specifications

### 2.2 Routine and Scheduled Preventative Maintenance

- Regular system inspections and health assessments
- Software updates and security patches
- Hardware maintenance and component checks
- Network optimization and performance tuning

- Preventative troubleshooting to identify potential issues before they impact operations

## **2.3 Network And CCTV System Status Updates**

- Continuous monitoring of network infrastructure and system performance
- Regular status reports provided to District Manager or designee
- Performance metrics and system health documentation

## **2.4 Issue Reporting and Service Activities**

- Prompt identification and documentation of network issues
- Detailed reporting of all service activities performed
- Documentation of system conditions and changes
- Clear communication of issue resolution status and outcomes

## **2.5 Recommendations for Repairs or Equipment Replacements**

- Professional assessment of system performance and component condition
- Written recommendations for repairs or equipment upgrades as needed
- Cost-benefit analysis for recommended improvements
- All recommendations subject to prior written approval from the District

## **2.6 Coordination of Service Visits**

- All service visits coordinated with the District Manager or designee
- Scheduling flexibility to minimize disruption to clubhouse operations
- Professional and courteous on-site conduct
- Coordination with facility staff as needed

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# **3. Service Delivery Standards**

- **Response Time:** 24-48 business hours
  - **Availability:** 8am-8pm
  - **Communication:** Regular updates provided to District Manager or designee
  - **Documentation:** All work documented and provided to District upon request
-

## 4. Pricing and Billing

Services will be billed directly to Two Lakes Community Development District according to the following fee structure:

Service	Rate	Frequency
Initial Installation and Activation	\$355.00	One-time
Monthly Managed Network Support	\$355.00	Monthly
Emergency/After-Hours Service	\$155	As needed
Equipment and Materials	Cost +40%	As needed

**Billing Method:** Invoice submitted monthly to District for direct payment

---

## 5. Equipment and Materials

All equipment, materials, tools, and supplies necessary to perform the services outlined in this proposal shall be provided by the Contractor at no additional charge, except as specified in Section 4 (Pricing and Billing) for replacement equipment or upgrades recommended and approved by the District.

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## 6. Term and Conditions

- **Effective Date:** 01/10/2026
  - **Term:** 12 months
  - **Renewal:** Every 12 months
  - **Termination:** 30 days
- 

## 7. Insurance and Liability

The Contractor shall maintain appropriate insurance coverage including:

- General Liability Insurance
- Professional Liability Insurance

Certificate of Insurance to be provided upon request.

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## 8. Approval and Authorization

This proposal is subject to approval by the Centre Lake Community Development District Board of Directors or authorized representative. All work shall commence only upon written approval and authorization from the District.

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## 9. Contact Information

**Contractor Name:** Advanced Multimedia inc.  
**Address:** 8123 W 36<sup>th</sup> Ave Unit 6. Hialeah, FL. 33018  
**Phone:** 1-(786)-899-7970  
**Email:** advmultimedia.inc@gmail.com  
**Contact Person:** Arturo Santana

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## 10. Acceptance

This proposal is valid for 30 days from the date hereof. Acceptance of this proposal authorizes the Contractor to proceed with services as outlined.

**District Representative:** \_\_\_\_\_  
**Signature:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

**Contractor Representative:** *Arturo Santana*  
**Signature:** *Arturo Santana*  
**Date:** 11/21/2025











# Services Agmt (IT Network and CCTV - Clubhouses - Advanced Multimedia Inc. 2026)

Final Audit Report

2026-04-28

Created:	2026-04-27
By:	Armando Silva (asilva@sdsinc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzH-u1I3EMmD4BsrKLh8E5DBxW74tDQTb

## "Services Agmt (IT Network and CCTV - Clubhouses - Advanced Multimedia Inc. 2026)" History

-  Document created by Armando Silva (asilva@sdsinc.org)  
2026-04-27 - 1:35:44 PM GMT
-  Document emailed to Arturo Santana (advmultimedia.inc@gmail.com) for signature  
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-  Document emailed to Armando Silva (asilva@sdsinc.org) for signature  
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-  Document emailed to Joseph Noriega (jnoriega26@gmail.com) for signature  
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Signature Date: 2026-04-28 - 1:46:56 AM GMT - Time Source: server

✔ Agreement completed.

2026-04-28 - 1:46:56 AM GMT

**RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Two Lakes Community Development District (the “District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for \_\_\_\_\_, 2026 at 6:00 p.m. in the Aquabella Clubhouse located at 10401 W 35<sup>th</sup> Lane, Hialeah, Florida 33018, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 28<sup>th</sup> day of May, 2026.

**ATTEST:**

**TWO LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Two Lakes  
Community Development District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

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**PROPOSED BUDGET**  
**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	121,809
Maintenance Assessments	139,644
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 - Clubhouse	17,500
Interest Income - Stormwater Account	0
Interest Income	1,800
<b>TOTAL REVENUES</b>	<b>\$ 6,698,002</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	6,000
Payroll Taxes	480
Management	43,788
Legal	35,000
Assessment Roll	9,400
Audit Fees	8,500
Arbitrage Rebate Fee	1,950
Insurance	7,700
Legal Advertisements	8,000
Miscellaneous	1,200
Postage	500
Office Supplies	700
Dues & Subscriptions	175
Trustee Fees	9,750
Continuing Disclosure Fee	2,000
Administrative Contingency	5,000
<b>Total Administrative Expenditures</b>	<b>\$ 140,143</b>
<b>Maintenance Expenditures</b>	
Annual Engineer's Report & Inspections	5,000
Field Operations Management	1,500
Roadway/Street Drainage System	25,000
Lake Tract(s) Maintenance	12,000
Aquatic Maintenance	16,000
Lake Fountain Maintenance	6,000
Storm Drainage/Class V Permit	0
Miscellaneous Maintenance	10,000
Capital Improvements Fund	39,000
<b>Total Maintenance Expenditures</b>	<b>\$ 114,500</b>
<b>Total Clubhouse Expenditures</b>	<b>\$ 1,380,700</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,635,343</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 5,062,659</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>\$ 375,846</b>
County Appraiser & Tax Collector Fee	(133,575)
Discounts For Early Payments	(267,148)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (24,877)</b>
Carryover From Prior Year (Operating)	7,077
Carryover From Prior Year (Clubhouse)	17,800
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 0</b>

**DETAILED PROPOSED BUDGET**  
**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	104,761	125,833	121,809	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	163,461	135,620	139,644	Expenditures/.94
Clubhouse Maintenance Assessments	0	1,431,277	1,431,277	Expenditures/.94
Debt Assessments - Series 2017	1,486,349	1,482,926	1,482,926	Bond Payments/.94
Debt Assessments - Series 2019	1,153,852	1,153,711	1,153,711	Bond Payments/.94
Debt Assessments - Series 2024	0	2,349,335	2,349,335	Bond Payments/.94
Other Revenue - Clubhouse	1,410,065	0	17,500	HOA Clubhouse Access Control System Contribution
Interest Income - Stormwater Account	2,576	0	0	
Interest Income	68,856	1,440	1,800	Projected At \$150 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 4,389,920</b>	<b>\$ 6,680,142</b>	<b>\$ 6,698,002</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	3,000	2,400	6,000	\$3,600 Increase From 2025/2026 Budget
Payroll Taxes	230	0	480	Projected At 8% Of Supervisor Fees
Management	41,448	42,648	43,788	CPI Adjustment - Includes Website Management
Legal	59,647	20,000	35,000	15,000 Increase From 2025/2026 Budget
Assessment Roll	9,400	9,400	9,400	No Change From 2025/2026 Budget
Audit Fees	5,900	7,900	8,500	Increased Due to Clubhouse Addition
Arbitrage Rebate Fee	1,300	1,950	1,950	\$650 Increase From 2025/2026 Budget
Insurance	6,858	7,100	7,700	Fiscal Year 2025/2026 Expenditure Was \$7,269
Legal Advertisements	6,592	8,000	8,000	No Change From 2025/2026 Budget
Miscellaneous	2,323	1,200	1,200	No Change From 2025/2026 Budget
Postage	2,694	500	500	No Change From 2025/2026 Budget
Office Supplies	2,184	700	700	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	Annual Dues Payment To Dept Of Economic Opportunity
Trustee Fees	6,500	9,750	9,750	No Change From 2025/2026 Budget
Continuing Disclosure Fee	700	3,000	2,000	\$1,000 Decrease From 2025/2026 Budget
Administrative Contingency	0	5,000	5,000	Administrative Contingency
<b>Total Administrative Expenditures</b>	<b>\$ 148,951</b>	<b>\$ 119,723</b>	<b>\$ 140,143</b>	
<b>Maintenance Expenditures</b>				
Annual Engineer's Report & Inspections	9,517	5,000	5,000	No Change From 2025/2026 Budget
Field Operations Management	1,500	1,500	1,500	No Change From 2025/2026 Budget
Roadway/Street Drainage System	0	35,000	25,000	\$10,000 Decrease From 2025/2026 Budget
Lake Tract(s) Maintenance	8,138	14,000	12,000	\$2,000 Decrease From 2025/2026 Budget
Aquatic Maintenance	0	16,000	16,000	No Change From 2025/2026 Budget
Lake Fountain Maintenance	0	6,000	6,000	No Change From 2025/2026 Budget
Storm Drainage/Class V Permit	0	3,500	0	Line Item Eliminated
Miscellaneous Maintenance	19,056	0	10,000	Miscellaneous Maintenance
Capital Improvements Fund	81,208	46,483	39,000	\$7,483 Decrease From 2025/2026 Budget
<b>Total Maintenance Expenditures</b>	<b>\$ 119,419</b>	<b>\$ 127,483</b>	<b>\$ 114,500</b>	
<b>Total Clubhouse Expenditures</b>	<b>\$ 1,392,081</b>	<b>\$ 1,345,400</b>	<b>\$ 1,380,700</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,660,451</b>	<b>\$ 1,592,606</b>	<b>\$ 1,635,343</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 2,729,469</b>	<b>\$ 5,087,536</b>	<b>\$ 5,062,659</b>	
Bond Payments - Series 2017	(1,415,507)	(1,393,950)	(1,393,950)	2027 Principal & Interest Payments
Bond Payments - Series 2019	(1,098,858)	(1,084,488)	(1,084,488)	2027 Principal & Interest Payments
Bond Payments - Series 2024	0	(2,208,375)	(2,208,375)	2027 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 215,104</b>	<b>\$ 400,723</b>	<b>\$ 375,846</b>	
County Appraiser & Tax Collector Fee	(27,945)	(133,575)	(133,575)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(110,427)	(267,148)	(267,148)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 76,732</b>	<b>\$ 0</b>	<b>\$ (24,877)</b>	
Carryover From Prior Year (Operating)	0	0	7,077	Carryover From Prior Year (Operating)
Carryover From Prior Year (Clubhouse)	0	0	17,800	Carryover From Prior Year (Clubhouse)
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 76,732</b>	<b>\$ 0</b>	<b>\$ 0</b>	

**DETAILED PROPOSED BUDGET (CLUBHOUSE)**  
**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>CLUBHOUSE OPERATIONS &amp; MAINTENANCE EXPENDITURES</b>				
Access Control Repairs & Maintenance	43,983	12,000	43,000	Agreement entered with ButterflyMX - HOA to contribute \$17,500
Air Conditioning Maintenance & Repairs	5,423	4,500	5,500	\$1,000 Increase From 2025/2026 Budget
Capital Improvements	0	85,000	30,000	Combination of MMI Management Fees & Payroll for staff
Clubhouse Coffee Machine	6,750	9,000	9,000	Coffee Lease - \$750 Par Month
Clubhouse MMI Management Fees	381,712	460,000	460,000	Combination of MMI Management Fees & Payroll for staff
Clubhouse SDS Management	20,000	24,000	24,000	SDS Clubhouse Management Fee
Clubhouse Monthly Maintenance	30,657	0	32,000	JB Renovation
Electricity	36,694	80,000	80,000	Electricity (irrigation, pool equipment, outdoor lights, etc.)
Fitness Equipment Maintenance & Improvements	5,973	30,000	20,000	\$10,000 Decrease From 2025/2026 Budget
Holiday Decor	7,050	20,000	20,000	Property, Liability & other insurance coverages for Club Property.
Insurance-Property & Liability	43,894	44,000	44,000	Property, Liability & other insurance coverages for Club Property.
Irrigation Repairs & Maintenance	21,135	5,700	5,700	Irrigation repairs & maintenance at Club Property.
Janitorial Supplies	571	30,000	20,000	\$10,000 Decrease From 2025/2026 Budget
Landscape Maintenance	100,201	60,000	60,000	32 cuts/edging per year, monthly shrub trimming & bed work, quarterly pest & fertilization
Landscape Replacement (Includes Mulching)	0	25,200	30,000	\$5,000 Increase From 2025/2026 Budget
Miscellaneous Maintenance	59,681	0	80,000	Line Item Combined With General Repairs/Maintenance & Supplies
Office Supplies/Club House Supplies	16,082	6,000	6,000	Supplies and equipment required for onsite office.
Pest Control	5,717	15,500	10,000	\$5,500 Decrease From 2025/2026 Budget
Pool Maintenance	113,516	58,000	58,000	Routine pool maintenance and additional cleanings when required.
Pool Repairs	10,860	44,000	38,000	\$6,000 Decrease From 2025/2026 Budget
Property Taxes	0	12,000	12,000	Property taxes for the Club Property
General Repairs/Maintenance & Supplies	175,958	55,000	0	Line Item Merged With Miscellaneous Maintenance
Special Events	25,470	15,000	20,000	\$5,000 Increase From 2025/2026 Budget
Security Services	213,261	175,000	200,000	\$25,000 Increase From 2025/2026 Budget
Telephone, Cable, Internet	11,943	14,500	14,500	Expenses for services
Trash Collection/Recycling	17,396	15,000	15,000	Trash collection expenses for Club Property.
Water & Sewer	32,454	37,000	37,000	Water & sewer for Club Property
Window Cleaning & Pressure Cleaning	5,700	9,000	7,000	Yearly window cleaning and pressure washing of Club Property.
<b>TOTAL CLUBHOUSE OPERATIONS &amp; MAINTENANCE EXPENDITURES</b>	<b>\$ 1,392,081</b>	<b>\$ 1,345,400</b>	<b>\$ 1,380,700</b>	
HOA Contribution For Access Control System			<b>\$ (17,500)</b>	\$1,380,700 less \$17,500 HOA Contribution = \$1,363,200
Carryover From Prior Year	0	0	17,800	Carryover From Prior Year
<b>TOTAL CLUBHOUSE OPERATIONS &amp; MAINTENANCE EXPENDITURES</b>				
Operating Expenditures	1,392,081	1,345,400	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 PROPOSED DEBT SERVICE (SERIES 2017) FUND BUDGET**  
**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	88,823	500	2,000	Projected Interest For 2026/2027
NAV Tax Collection	1,415,507	1,393,950	1,393,950	Maximum Debt Service Collection
Prepaid Bond Collection	18,888	0	0	
<b>Total Revenues</b>	<b>\$1,523,218</b>	<b>\$1,394,450</b>	<b>\$1,395,950</b>	
<b>EXPENDITURES</b>				
Principal Payments	455,000	490,000	510,000	Principal Payment Due In 2027
Interest Payments	929,850	901,950	882,350	Interest Payments Due In 2027
Bond Redemption	0	2,500	3,600	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$1,384,850</b>	<b>\$1,394,450</b>	<b>\$1,395,950</b>	
<b>Excess/ (Shortfall)</b>	<b>\$138,368</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 1/1/26 =	\$18,815,000	

**DETAILED PROPOSED DEBT SERVICE (SERIES 2019) FUND BUDGET**  
**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	65,737	500	2,000	Projected Interest For 2026/2027
NAV Tax Collection	1,098,858	1,084,488	1,084,488	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$1,164,595</b>	<b>\$1,084,988</b>	<b>\$1,086,488</b>	
<b>EXPENDITURES</b>				
Principal Payments	415,000	445,000	460,000	Principal Payment Due In 2027
Interest Payments	657,738	637,000	621,982	Interest Payments Due In 2027
Bond Redemption	0	2,988	4,506	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$1,072,738</b>	<b>\$1,084,988</b>	<b>\$1,086,488</b>	
<b>Excess/ (Shortfall)</b>	<b>\$91,857</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 1/1/26 =	\$16,640,000	

**DETAILED PROPOSED DEBT SERVICE (SERIES 2024) CLUBHOUSE FUND BUDGET**  
**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	77,518	500	2,000	Projected Interest For 2026/2027
Prepaid Bond Collection	20,533	0	0	
Bond Proceeds	2,760,571	0	0	
NAV Tax Collection	0	2,208,375	2,208,375	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$2,858,622</b>	<b>\$2,208,875</b>	<b>\$2,210,375</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	505,000	530,000	Principal Payment Due In 2027
Interest Payments	799,633	1,700,875	1,674,000	Interest Payments Due In 2027
Bond Redemption	0	3,000	6,375	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$799,633</b>	<b>\$2,208,875</b>	<b>\$2,210,375</b>	
<b>Excess/ (Shortfall)</b>	<b>\$2,058,989</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 1/1/26 =	\$34,250,000	

## Two Lakes Community Development District Assessment Comparison

	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 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment Before Discount*
<u>Original Units</u>					
Administrative For Villa Units	\$59.38	\$59.38	\$59.38	\$75.39	\$83.67
Maintenance For Villa Units	\$97.94	\$97.94	\$97.94	\$81.26	\$72.98
Clubhouse Maintenance For Villa Units	\$0.00	\$0.00	\$0.00	\$857.57	\$857.57
Clubhouse Debt For Villa Units	\$0.00	\$0.00	\$0.00	\$1,407.63	\$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>
<b>Total For Villa Units</b>	<b>\$1,629.32</b>	<b>\$1,629.32</b>	<b>\$1,629.32</b>	<b>\$3,893.85</b>	<b>\$3,893.85</b>
Administrative For Townhome Units	\$59.38	\$59.38	\$59.38	\$83.67	\$83.67
Maintenance For Townhome Units	\$97.94	\$97.94	\$97.94	\$72.98	\$72.98
Clubhouse Maintenance For Villa Units	\$0.00	\$0.00	\$0.00	\$857.57	\$857.57
Clubhouse Debt For Villa Units	\$0.00	\$0.00	\$0.00	\$1,407.63	\$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>
<b>Total For Townhome Units</b>	<b>\$1,681.82</b>	<b>\$1,681.82</b>	<b>\$1,681.82</b>	<b>\$3,946.35</b>	<b>\$3,946.35</b>
Administrative For Single Family Units	\$59.38	\$59.38	\$59.38	\$83.67	\$83.67
Maintenance For Single Family Units	\$97.94	\$97.94	\$97.94	\$72.98	\$72.98
Clubhouse Maintenance For Villa Units	\$0.00	\$0.00	\$0.00	\$857.57	\$857.57
Clubhouse Debt For Villa Units	\$0.00	\$0.00	\$0.00	\$1,407.63	\$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>
<b>Total For Single Family Units</b>	<b>\$1,734.32</b>	<b>\$1,734.32</b>	<b>\$1,734.32</b>	<b>\$3,998.85</b>	<b>\$3,998.85</b>
<u>Expansion Units</u>					
Administrative For Villa Units	\$59.38	\$59.38	\$59.38	\$83.67	\$83.67
Maintenance For Villa Units	\$97.94	\$97.94	\$97.94	\$72.98	\$72.98
Clubhouse Maintenance For Villa Units	\$0.00	\$0.00	\$0.00	\$857.57	\$857.57
Clubhouse Debt For Villa Units	\$0.00	\$0.00	\$0.00	\$1,407.63	\$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>
<b>Total For Villa Units</b>	<b>\$1,712.32</b>	<b>\$1,712.32</b>	<b>\$1,712.32</b>	<b>\$3,976.85</b>	<b>\$3,976.85</b>
Administrative For Townhome Units	\$59.38	\$59.38	\$59.38	\$83.67	\$83.67
Maintenance For Townhome Units	\$97.94	\$97.94	\$97.94	\$72.98	\$72.98
Clubhouse Maintenance For Villa Units	\$0.00	\$0.00	\$0.00	\$857.57	\$857.57
Clubhouse Debt For Villa Units	\$0.00	\$0.00	\$0.00	\$1,407.63	\$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>
<b>Total For Townhome Units</b>	<b>\$1,815.32</b>	<b>\$1,815.32</b>	<b>\$1,815.32</b>	<b>\$4,079.85</b>	<b>\$4,079.85</b>
Administrative For Single Family Units	\$59.38	\$59.38	\$59.38	\$83.67	\$83.67
Maintenance For Single Family Units	\$97.94	\$97.94	\$97.94	\$72.98	\$72.98
Clubhouse Maintenance For Villa Units	\$0.00	\$0.00	\$0.00	\$857.57	\$857.57
Clubhouse Debt For Villa Units	\$0.00	\$0.00	\$0.00	\$1,407.63	\$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>
<b>Total For Single Family Units</b>	<b>\$2,023.32</b>	<b>\$2,023.32</b>	<b>\$2,023.32</b>	<b>\$4,287.85</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

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

Community Information - Original Units (Original):

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

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

Community Information - Original Units (Current):

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

Community Information - Expansion Units:

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

**From:** Yesenia Berroa [<mailto:yberroa@miamimanagement.onmicrosoft.com>]  
**Sent:** Wednesday, May 6, 2026 9:24 AM  
**To:** Armando Silva <[asilva@sdsinc.org](mailto:asilva@sdsinc.org)>  
**Subject:** FW: Security Staffing Recommendation for Summer Months  
**Importance:** High

Good morning Armando,

Coverage will begin on June 5th and end on August 16th, which coincides with the start of the school year.

Alternatively, we can extend coverage through September 7th (Labor Day weekend), as we have done in the past.

As we get closer to the summer, I'd like to suggest increasing our security coverage. With the higher volume of traffic during this time, it becomes much more difficult for a single guard to effectively manage both resident compliance and facility access.

I recommend scheduling two security personnel from 7:00 AM to 3:00 PM, and two from 3:00 PM to 11:00 PM. This adjustment would help ensure better monitoring of side door access, especially when residents exit and others attempt to enter without authorization.

Please let me know your thoughts and how you would like to proceed.

**Best regards,**

**Yesenia Berroa**

Two Lakes Club Manager

Main Club: 10401 W 35<sup>th</sup> LN, Hialeah, FL 33018

Secondary Club: 11061 W 34th WAY, Hialeah, FL 33018

Office Phone: (305) 705-5851 Ext.106

[Yberroa@miamimanagement.com](mailto:Yberroa@miamimanagement.com)

AQUABELLA

## Two Lakes Community Development District MMI Services Cost Breakdown

Proposed Increases Effective June 1, 2026

Personnel Name & Hours per week		Hrs/Week	Pay rate	Rate with Burden	Monthly Cost	Annual Cost
Club Director		40	\$ 55,000.00	\$ 15,400.00	\$ 5,866.67	\$ 70,400.00
Cell phone for Club Director	<b>Club Director Total Annual Hours</b>	2080			\$ 60.00	\$ 720.00
Assistant to Club Director	Total weekly hours	40	\$ 18.00	\$ 23.04	\$ 3,993.60	\$ 47,923.20
	<b>Assistant to Club Director Total Annual Hours</b>	2080				
Club Greeter #1 (will work with Asst to Club Director to cover club hours)		26	\$ 17.00	\$ 21.76	\$ 2,451.63	\$ 29,419.52
Club Greeter #2 (will work with Asst to Club Director to cover club hours)		40	\$ 17.00	\$ 21.76	\$ 3,771.73	\$ 45,260.80
Club Greeter #3 (will work with Asst to Club Director to cover club hours)		29	\$ 17.00	\$ 21.76	\$ 2,734.51	\$ 32,814.08
Club Greeter #4 (will work with Asst to Club Director to cover club hours)		20	\$ 17.00	\$ 21.76	\$ 1,885.87	\$ 22,630.40
	Total weekly hours	115			\$ 10,843.73	\$ 130,124.80
	<b>Club Greeters Total Annual Hours</b>	5980				
Housekeeper #1 40 hours		40	\$ 18.00	\$ 24.84	\$ 4,305.60	\$ 51,667.20
Housekeeper #2 30 hours		30	\$ 18.00	\$ 24.84	\$ 3,229.20	\$ 38,750.40
Housekeeper #3 40hours		40	\$ 18.00	\$ 24.84	\$ 4,305.60	\$ 51,667.20
Housekeeper #4 14 hours		34	\$ 18.00	\$ 24.84	\$ 3,659.76	\$ 43,917.12
	Total weekly hours	144			\$ 15,500.16	\$ 186,001.92
	<b>Housekeepers Total Annual Hours</b>	7488				
Supervisory Admin Fee - hiring personnel, uniform purchase, supervisor					\$ 4,261.71	\$ 51,140.52

Note: MMI will increase service rates at 4% each year which includes burden

Total Monthly Cost	Total Annual Cost
\$ 40,525.87	\$ 486,310.44

**Alina Garcia**  
Supervisor of Elections

2700 NW 87th Ave  
Miami, FL 33172



T 305-499-VOTE(8683)  
F 305-499-8501  
TTY 305-499-8480

[votemiamidade.gov](http://votemiamidade.gov)  
[@votemiamidade](https://twitter.com/votemiamidade)

April 29, 2026

Mr. Armando Silva  
Special District Services, Inc.  
2501 A Burns Road  
Suite A  
Palm Beach Gardens, FL 33410

Dear Mr. Armando Silva:

The Office of the Supervisor of Elections has completed a review of the area described as ***Two Lakes Community Development District***. A certification of the number of registered voters is enclosed for your reference.

A fee of \$ 60.00 has been assessed for the research and labor involved in determining the number of registered voters in the proposed Community Development District (CDD).

Should you have any questions or concerns, please feel free to contact Michelle McClain, Deputy Supervisor of Elections for Voter Services at 305-499-8302 or by email at [Michelle.McClain@votemiamidade.gov](mailto:Michelle.McClain@votemiamidade.gov).

Best regards,

Alina Garcia  
Supervisor of Elections  
Office of the Supervisor of Elections  
Miami-Dade County

Enclosure (2)

Alina Garcia  
Supervisor of Elections  
2700 NW 87th Ave  
Miami, FL 33172



T 305-499-VOTE(8683)  
F 305-499-8501  
TTY 305-499-8480  
votemiamidade.gov  
@votemiamidade

## CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Two Lakes Community Development District**, as described in the attached **MAP**, has **2375** voters.

Alina Garcia  
Supervisor of Elections

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 29<sup>th</sup> DAY OF  
APRIL, 2026

*Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.*

