



**PENTATHLON
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 9, 2023
6:00 P.M.**

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

www.pentathloncdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
Conference Room of Signature Flight Support
14150 SW 129th Street
Miami, Florida 33186
REGULAR BOARD MEETING
March 9, 2023
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resolution No. 2023-01 – Declaring Vacancies (Seats #3 and #4).....Page 2
- E. Consider Resignation (Ana Ibarra/Seat #5; Effective 2/14/2023).....Page 4
- F. Discussion Regarding Vacancies in Seats 3, 4, and 5 and Appointment to Fill Vacancies
- G. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- H. Election of Officers
 - Chairperson
 - Vice Chairperson
 - Secretary/Treasurer
 - Assistant Secretaries
- I. Additions or Deletions to Agenda
- J. Comments from the Public for Items Not on the Agenda
- K. Approval of Minutes
 - 1. November 10, 2022 Regular Board Meeting.....Page 5
- L. Old Business
 - 1. Staff Report, as Required
- M. New Business
 - 1. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Proposed BudgetPage 7
 - 2. Consider Engineering Updated Rates Request (Alvarez Engineers).....Page 14
 - 3. Consider Adjustment to District Counsel Fee Structure.....Page 16
- N. Administrative Matters
- O. Board Members Comments
- P. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

PENTATHLON COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

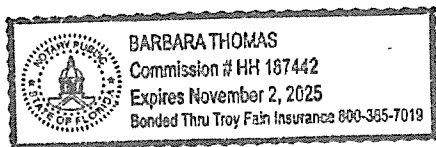
09/30/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Sworn to and subscribed before me this
30 day of SEPTEMBER, A.D. 2022

(SEAL)

MARIA MESA personally known to me



PENTATHLON COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Pentathlon Community Development District (the "District") will hold Regular Meetings in the Signature Flight Support 2nd Floor Conference Room at the Miami Executive Airport located at 14150 SW 129th Street, Miami, Florida 33186 at 6:00 p.m. on the following dates:

October 13, 2022
November 10, 2022
March 9, 2023
May 11, 2023
June 8, 2023
September 14, 2023

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. A copy of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free 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 insure 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 nnguyen@sdsinc.org and/or toll free 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

PENTATHLON COMMUNITY DEVELOPMENT DISTRICT

www.pentathloncdd.org

9/30

22-19/0000621851M

RESOLUTION NO. 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
DECLARING VACANCIES ON THE BOARD OF SUPERVISORS
PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, pursuant to the provisions of Section 190.006, Florida Statutes, the members of the Board of Supervisors (the “District Board”) of the Pentathlon Community Development District (the “District”) are to be elected by the qualified electors of the District at a general election to be held on November 8, 2023 (the “General Election”); and

WHEREAS, the District provided published notice of the qualifying period for election to the District Board at least two (2) weeks prior to the start of the qualifying period for the General Election, as required by Section 190.006(3)(b), Florida Statutes; and

WHEREAS, the **Miami-Dade** County Supervisor of Elections has confirmed that at the close of the qualifying period for election to the District Board, no elector qualified for Seat #3 or Seat #4, to be filled in the General Election; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within 90 days of the second Tuesday following the General Election.

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

1. The recitals above are true and correct and are hereby made a part of this Resolution.
2. The District Board hereby declares Seat #3 and Seat #4 to be vacant, effective on the second Tuesday following the General Election.
3. The District Board shall appoint a qualified elector to Seat #3 and Seat #4 within 90 days of the second Tuesday following the General Election, as required by Section 190.006(3)(b), Florida Statutes. Until such appointment, the incumbent board member in such seat shall remain in office.

4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 9th day of March, 2023 by the Board of Supervisors of the Pentathlon Community Development District.

ATTEST:

**PENTATHLON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

February 14, 2023

Board of Supervisors
Pentathlon Community Development District
c/o Special District Services, Inc., District Manager
2501A Burns Road
Palm Beach Gardens, FL 33410

RE: Resignation

Dear Board of Supervisors,

Please be advised that I am resigning my position as Board Member and Supervisor on the Board of Supervisors of the **Pentathlon Community Development District** effective February 14, 2023.

It has been a pleasure serving as a Board Member.

Sincerely,



Ana Ibarra

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 10, 2022**

A. CALL TO ORDER

District Manager Nancy Nguyen called the November 10, 2022, Regular Board Meeting of the Pentathlon Community Development District (the “District”) to order at 6:04 p.m. in the Conference Room of the Signature Flight Support Building located at 14150 SW 129th Street, Miami, Florida 33186.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on September 30, 2022, as part of the District’s Fiscal Year 2022/2023 Regular Meeting Schedule, *as legally required*.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairwoman Grissobelle Reyes-Obando, Vice Chairwoman Ana Ibarra and Supervisors Michael Hunt (who arrived via conference call at 6:11 p.m.), Julio Cesar Obando, and Andre Goins constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and District Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

There were no comments for items not on the agenda.

F. APPROVAL OF MINUTES

1. April 14, 2022, Regular Board Meeting & Public Hearing

Ms. Nguyen presented the April 14, 2022, Regular Board Meeting and Public Hearing minutes and asked if there were any comments and/or changes.

There being no changes and/or comments, a **motion** was made by Mr. Goins, seconded by Ms. Ibarra and unanimously passed approving the April 14, 2022, Regular Board Meeting and Public Hearing minutes, *as presented*.

G. OLD BUSINESS

1. Update Regarding Blocking of Intersection (SW 157th Avenue & SW 141st Street)

Ms. Nguyen advised that she was notified by the Miami-Dade Public Works Department (Public Works) that the traffic study had been completed. The traffic study did not warrant the installation of signs;

however, based on the number of traffic accidents reported by the District at this intersection, they have agreed to install signage on the south bound lane of SW 157th Avenue indicating that the intersection should not be blocked. Ms. Nguyen further explained that Public Works advised that if the issue persists, the police department should be contacted. No additional information on this item was required at this time.

H. NEW BUSINESS

1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2021/2022 Amended Budget

Resolution No. 2022-04 was presented, entitled:

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document and indicated that there was an operating fund balance of approximately \$309,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Ms. Ibarra, seconded by Mr. Obando and unanimously passed adopting Resolution No. 2022-04, *as presented*, thereby setting the amended/revised budget for the 2021/2022 fiscal year.

I. ADMINISTRATIVE MATTERS

1. Staff Report, as Required

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until March 9, 2023.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further comments from Board Members or District Staff.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Reyes-Obando, seconded by Mr. Goins adjourning the Regular Board Meeting at approximately 6:14 p.m. There were no objections.

RESOLUTION NO. 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET AND NON-AD VALOREM
SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; AND
PROVIDING AN EFFECTIVE DATE.**

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

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2023/2024 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 11, 2023 at 6:00 p.m. in the Conference Room at Signature Flight Support located at 14150 SW 129th Street, Miami, Florida 33186, for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

PASSED, ADOPTED and EFFECTIVE this 9th day of March, 2023.

ATTEST:

**PENTATHLON
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Pentathlon Community Development District

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

CONTENTS

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

PROPOSED BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	70,530
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	9,042
DEBT ASSESSMENTS	213,636
INTEREST INCOME	360
TOTAL REVENUES	\$ 293,568
EXPENDITURES	
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	
IMPROVEMENT CONTINGENCY	7,000
ENGINEERING/INSPECTIONS	1,500
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 8,500
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	6,000
PAYROLL TAXES (EMPLOYER)	480
MANAGEMENT	33,648
SECRETARIAL	3,000
LEGAL	8,500
ASSESSMENT ROLL	6,000
AUDIT FEES	3,700
INSURANCE	6,600
LEGAL ADVERTISING	600
MISCELLANEOUS	850
POSTAGE	225
OFFICE SUPPLIES	500
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,600
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,728
TOTAL EXPENDITURES	\$ 84,228
REVENUES LESS EXPENDITURES	\$ 209,340
BOND PAYMENTS	(200,818)
BALANCE	\$ 8,522
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,864)
DISCOUNTS FOR EARLY PAYMENTS	(11,728)
EXCESS/ (SHORTFALL)	\$ (9,070)
CARRYOVER FROM PRIOR YEAR	9,070
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	69,216	68,772	70,530	Expenditures Less Interest & Carryover/.94
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	10,639	10,638	9,042	Expenditures/.94
DEBT ASSESSMENTS	213,571	213,808	213,636	Bond Payments/.94
INTEREST INCOME	27	360	360	Interest Projected At \$30 Per Month
TOTAL REVENUES	\$ 293,453	\$ 293,578	\$ 293,568	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
IMPROVEMENT CONTINGENCY	0	9,000	7,000	Improvement Contingency
ENGINEERING/INSPECTIONS	975	1,000	1,500	\$500 Increase From 2022/2023 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 975	\$ 10,000	\$ 8,500	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	1,800	6,000	6,000	No Change From 2022/2023 Budget
PAYROLL TAXES (EMPLOYER)	138	480	480	Projected At 8% Of Supervisor Fees
MANAGEMENT	31,728	32,676	33,648	CPI Adjustment (Capped At 3%)
SECRETARIAL	3,000	3,000	3,000	No Change From 2022/2023 Budget
LEGAL	5,550	8,000	8,500	\$500 Increase From 2022/2023 Budget
ASSESSMENT ROLL	6,000	6,000	6,000	No Change From 2022/2023 Budget
AUDIT FEES	3,500	3,600	3,700	\$100 Increase From 2022/2023 Budget
INSURANCE	5,706	6,200	6,600	Fiscal Year 2022/2023 Expenditure Was \$6,134
LEGAL ADVERTISING	457	600	600	No Change From 2022/2023 Budget
MISCELLANEOUS	707	850	850	No Change From 2022/2023 Budget
POSTAGE	97	225	225	No Change From 2022/2023 Budget
OFFICE SUPPLIES	222	525	500	\$25 Decrease From 2022/2023 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2022/2023 Budget
TRUSTEE FEES	3,400	3,500	3,600	\$100 Increase From 2022/2023 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2022/2023 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2022/2023 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 64,330	\$ 73,681	\$ 75,728	
TOTAL EXPENDITURES	\$ 65,305	\$ 83,681	\$ 84,228	
REVENUES LESS EXPENDITURES	\$ 228,148	\$ 209,897	\$ 209,340	
BOND PAYMENTS	(203,516)	(200,955)	(200,818)	2024 P & I Payments Less Earned Interest
BALANCE	\$ 24,632	\$ 8,942	\$ 8,522	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,824)	(5,864)	(5,864)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(10,985)	(11,728)	(11,728)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 10,823	\$ (8,650)	\$ (9,070)	
CARRYOVER FROM PRIOR YEAR	0	8,650	9,070	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 10,823	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	982	25	100	Projected Interest For 2023/2024
NAV Tax Collection	203,516	200,955	200,818	2024 P & I Payments Less Earned Interest
Total Revenues	\$ 204,498	\$ 200,980	\$ 200,918	
EXPENDITURES				
Principal Payments	115,000	125,000	130,000	Principal Payment Due In 2024
Interest Payments	82,936	75,980	70,918	Interest Payments Due In 2024
Total Expenditures	\$ 197,936	\$ 200,980	\$ 200,918	
Excess/ (Shortfall)	\$ 6,562	\$ -	\$ -	

Series 2012 Refunding Bonds Information

Original Par Amount =	\$2,780,000	Annual Principal Payments Due =	November 1st
Interest Rate =	1.25% - 4.5%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2012		
Maturity Date =	November 2033		

Par Amount As Of 1/1/23 = \$1,720,000

Pentathlon Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
Administrative	\$ 144.88	\$ 136.28	\$ 134.29	\$ 133.80	\$ 137.22
Maintenance/Infrastructure	\$ -	\$ 20.70	\$ 20.70	\$ 20.70	\$ 17.60
<u>Debt</u>	<u>\$ 505.12</u>	<u>\$ 413.52</u>	<u>\$ 415.50</u>	<u>\$ 415.97</u>	<u>\$ 415.64</u>
Total	\$ 650.00	\$ 570.50	\$ 570.49	\$ 570.47	\$ 570.46

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 514

February 10, 2023

Board of Supervisors
Pentathlon Community Development District
Attn: District Manager Nancy Nguyen
Special District Services, Inc.
2501 Burns Road
Palm Beach Gardens, FL 33410

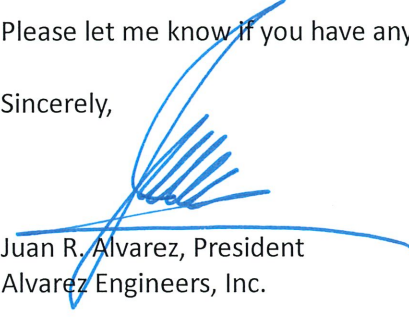
Reference: Pentathlon Community Development District
Alvarez Engineers Personnel Billing Rates
Via: Email Only: nnguyen@sdsinc.org

Dear Board of Supervisors,

In accordance with the terms of the Engineering Agreement, dated January 10, 2008, between Alvarez Engineers, Inc. and the CDD, I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2023 rates as shown in the attached table.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,


Juan R. Alvarez, President
Alvarez Engineers, Inc.

Pentathlon CDD			
Current 2007 Rates		Proposed 2023 Rates	
Principal	\$ 175.00	Principal	\$ 220.00
Chief Engineer			
Senior Engineer	\$ 145.00	Senior Engineer	\$ 185.00
Senior Project Engineer	\$ 130.00	Engineer 2	\$ 160.00
Project Manager			
Project Engineer	\$ 110.00	Engineer 1	\$ 140.00
		Electrical Engineer	\$ 135.00
Engineer	\$ 100.00	Engineer Intern	\$ 130.00
Engineer Intern	\$ 95.00		
CADD	\$ 78.00	Senior Designer	\$ 110.00
		CADD/Computer Technician	\$ 100.00
		Senior Engineering Technician	\$ 95.00
Engineering Technician	\$ 75.00	Engineering Technician	\$ 90.00
Secretary/Clerical	\$ 42.00	Senior Administrative	\$ 95.00
		Administrative	\$ 60.00

Principal	Professional Engineer with 20+ years of post registration experience
Senior Engineer	Professional Engineer with 10+ years of post registration experience
Engineer 2	Professional Engineer with 5+ years of post registration experience
Engineer 1	Professional Engineer with 0+ years of post registration experience
Electrical Engineer	Electrical Engineer with 2+ years of post-graduate experience
Engineer Intern	Entry level with engineering degree; Engineering Intern License
Senior Designer	15+ years of design experience, non-registered
CADD/Computer Technician	Design and Drafting with 1+ year of experience
Senior Engineering Technician	5+ years of experience
Engineering Technician	Entry level, with 0-4 years of experience
Senior Administrative	Degreed executive assistant with 8+ years of experience
Administrative	Secretary / Clerical

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
GINGER E. WALD
JEFFERY R. LAWLEY
SCOTT C. COCHRAN
SHAWN B. MCKAMEY
ALINE O. MARCANTONIO
JOHN C. WEBBER

LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GREGORY F. GEORGE
BRAD J. KIMBER

OF COUNSEL

CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
SHIRLEY A. DELUNA
GERALD L. KNIGHT
BRUCE M. RAMSEY

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

January 31, 2023

VIA E-MAIL ONLY- nnguyen@sdsinc.org

Ms. Nancy Nguyen
District Manager
Special District Services, Inc.
8785 S.W. 165th Avenue, Suite 200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Pentathlon Community Development District
Our File: 506.02196**

Dear Ms. Nguyen:

This firm's current fee structure has been in place since 2017. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective April 1, 2023, as follows:

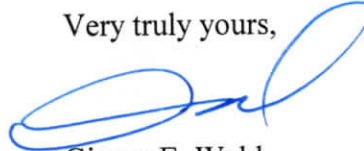
- Attorneys/Partners: \$275.00 per hour
- Attorneys/Associates: \$225.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor. The CPI has reflected a 20.7% increase since the year 2017 and we have not raised our fees during that time.

Ms. Nancy Nguyen
January 31, 2023
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Ginger E. Wald", with a large, stylized loop at the end.

Ginger E. Wald
For the Firm

GEW/jmp