



IBI GROUP (FLORIDA) INC.
2200 Park Central Boulevard North – Suite 100
Pompano Beach FL 33064 USA
tel 954 974 2200 fax 954 973 2686
ibigroup.com

June 15, 2018

Lyon's Gate Homeowner's Association
Phoenix Mgmt. Services, Inc.
4800 N. State Rd. 7, Ste. 105
Lauderdale Lakes, FL 33319
(954) 640-7070

Certified Mail # 70111570000356573711

Re: Lyons Community Center
7650 Lyons Road
Coconut Creek, FL

Dear Sir/Madam,

We represent the proposed Lyons Community Center facility, which will be located on the east side of Lyons Road, just south of the Hillsboro Canal. The proposed facility will be a 13,000 square foot two-story building serving the day care and assembly needs of the community.

We request an opportunity to meet with your organization and residents to present our plans and receive your comments. Please respond, at your earliest convenience, to provide a date and time when we can arrange for this meeting.

We appreciate your assistance with this request. If you have any questions, please do not hesitate to contact me.

Regards,
IBI Group Florida, Inc.

A handwritten signature in blue ink, appearing to read 'Patricia Frexes Ramudo', written over a horizontal line.

Patricia Frexes Ramudo PE, LEED AP
Associate



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June 15, 2018

J and L Property Management, Inc.
10191 W. Sample Rd., Ste. 203
Coral Springs, FL 33065
(954) 753-7966

Certified Mail # 70111570000356573728

Re: Lyons Community Center
7650 Lyons Road
Coconut Creek, FL

Dear Sir/Madam,

We represent the proposed Lyons Community Center facility, which will be located on the east side of Lyons Road, just south of the Hillsboro Canal. The proposed facility will be a 13,000 square foot two-story building serving the day care and assembly needs of the community.

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Patricia Frexes Ramudo PE, LEED AP
Associate



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June 15, 2018

Sabal Gardens Homeowner's Association, Inc.
Corley William Eiii
301 Yamato Rd.
Boca Raton, FL 33432

Certified Mail # 70111570000356573735

Re: Lyons Community Center
7650 Lyons Road
Coconut Creek, FL

Dear Sir/Madam,

We represent the proposed Lyons Community Center facility, which will be located on the east side of Lyons Road, just south of the Hillsboro Canal. The proposed facility will be a 13,000 square foot two-story building serving the day care and assembly needs of the community.

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IBI Group Florida, Inc.

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Patricia Frexes Ramudo PE, LEED AP
Associate



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ibigroup.com

June 15, 2018

Sabal Gardens Homeowner's Association, Inc.
5180-4 Sabal Gardens Ln.
Boca Raton, FL 33487

Certified Mail # 70111570000356564436

Re: Lyons Community Center
7650 Lyons Road
Coconut Creek, FL

Dear Sir/Madam,

We represent the proposed Lyons Community Center facility, which will be located on the east side of Lyons Road, just south of the Hillsboro Canal. The proposed facility will be a 13,000 square foot two-story building serving the day care and assembly needs of the community.

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Regards,
IBI Group Florida, Inc.

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Patricia Frexes Ramudo PE, LEED AP
Associate



IBI GROUP (FLORIDA) INC.
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July 12, 2018

Grant Property Management
1599 NW 9th Ave
Boca Raton, FL 33486

Re: Lyons Community Center
7650 Lyons Road
Coconut Creek, FL
IBI Project No.: 109511

Dear Sir/Madam,

We represent the proposed Lyons Community Center facility, which will be located on the east side of Lyons Road, just south of the Hillsboro Canal, at the northwest corner of your property. The proposed facility will be a 13,000 square foot two-story building serving the day care and assembly needs of the community.

We request an opportunity to meet with your organization to present our plans and receive your comments. Please respond, at your earliest convenience, to provide a date and time when we can arrange for this meeting.

We appreciate your assistance with this request. If you have any questions, please do not hesitate to contact me.

Yours truly,

IBI Group (Florida) Inc.

A handwritten signature in blue ink, appearing to read 'Patricia F. Ramudo', with a stylized flourish extending to the right.

Patricia F. Ramudo, P.E. LEED AP
Vice President Engineering
Patricia.ramudo@ibigroup.com
954-974-2200



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2200 Park Central Boulevard North – Suite 100
Pompano Beach FL 33064 USA
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Certified Mail/Return Receipt

June 20, 2018

North Broward Preparatory Schools, LLC
7600 Lyons Road
Coconut Creek, FL 33073

Re: Lyons Community Center
7650 Lyons Road
Coconut Creek, FL
IBI Project No.: 109511

Dear Sir/Madam,

We represent the proposed Lyons Community Center facility, which will be located on the east side of Lyons Road, just south of the Hillsboro Canal, at the northwest corner of your property. The proposed facility will be a 13,000 square foot two-story building serving the day care and assembly needs of the community.

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Patricia F. Ramudo, P.E. LEED AP
Vice President Engineering
Patricia.ramudo@ibigroup.com
954-974-2200



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2200 Park Central Boulevard North – Suite 100
Pompano Beach FL 33064 USA
tel 954 974 2200 fax 954 973 2686
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July 12, 2018

River Oaks
23317 SW 58th Ave
Boca Raton, FL 33428

Re: Lyons Community Center
7650 Lyons Road
Coconut Creek, FL
IBI Project No.: 109511

Dear Sir/Madam,

We represent the proposed Lyons Community Center facility, which will be located on the east side of Lyons Road, just south of the Hillsboro Canal, at the northwest corner of your property. The proposed facility will be a 13,000 square foot two-story building serving the day care and assembly needs of the community.

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Yours truly,

IBI Group (Florida) Inc.

A handwritten signature in blue ink, appearing to read 'Patricia F. Ramudo', with a long, sweeping underline.

Patricia F. Ramudo, P.E. LEED AP
Vice President Engineering
Patricia.ramudo@ibigroup.com
954-974-2200

Patricia Frexes Ramudo

From: Christina Bilenki <cbilenki@dmbblaw.com>
Sent: Thursday, August 16, 2018 10:13 AM
To: Patricia Frexes Ramudo; Stephen Hoffman
Cc: Karen Kesner; Debra Hernandez; arquivo.portal@gmail.com; Davidson Dalger; Scott Backman
Subject: RE: FW: North Broward Prep/Lyons 7600 - Creation of Separate Plat Parcels

Good morning Patricia,

If you are still available, we'd love to meet with you on **Tuesday, August 28 at 11:00am**. We can meet at the administration office on the North Broward Prep School campus. Please confirm that works and we can send out a meeting invitation. If you could also send over a copy of the proposed site plan, that would be helpful going into the meeting as well.

Thank you,

Christina Bilenki, Esq.
Dunay, Miskel, & Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432
Tel: 561-405-3323
Fax: 561-409-2341
Email: cbilenki@dmbblaw.com



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From: Patricia Frexes Ramudo [mailto:patricia.ramudo@ibigroup.com]
Sent: Wednesday, August 15, 2018 10:55 AM
To: Christina Bilenki <cbilenki@dmbblaw.com>; Stephen Hoffman <SHoffman@hojlaw.com>
Cc: Karen Kesner <kkesner@ibigroup.com>; Debra Hernandez <Debra.Hernandez@IBIGroup.com>;
arquivo.portal@gmail.com; Davidson Dalger <davidson.dalger@ibigroup.com>; Scott Backman
<sbackman@dmbblaw.com>
Subject: RE: FW: North Broward Prep/Lyons 7600 - Creation of Separate Plat Parcels

Good morning Christina,

RIVER OAKS OF PBC HOA BOARD MEETING AGENDA

Date: August 23, 2018

Time: 7:00 PM

Place: River Oaks Clubhouse

1. Call to Order
2. Proof of Notice
3. Roll Call
4. Approval of Board Meeting Minutes from July 26, 2018
5. President's Report
6. Treasurer's Report
7. Reports from Other Board Members
8. Manager's Report
9. Retroactive Approval
10. Old Business
 - A. Comcast Bulk Cable Agreement Renewal
 - B. Cable Negotiator: Jay M Abazzia
 - C. Lyons Community Center: Debra Hernandez

PRESSENTATION OF PROJECT
NO OBJECTION BY H.O.A.



11. New Business
 - A. Concrete Repairs of Sidewalks, Driveways and Parking Spaces: Stoneart
 - B. Tree Removals: Potters
 - C. Ixora Replacements: DeFilippis
 - D. Address Signs: Signarama
 - E. Clubhouse Repairs
Elegant Homes & Designs
Flash Restore
 - F. Rules and Regulations
 - G. Annual Audit 2018 – Lanzaro and Halperin
 - H. Violations & Fines

12. Adjournment

Public Forum