



NEAL R. KALIS, ESQ.

♦
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♦
OF COUNSEL
JENNIFER N. ROMANELLO
NATALY E. RODRIGUEZ

May 16, 2025

Mr. Joseph Kalinowski
Engineering Inspector
Cooper City Utilities
11791SW 49th Street
Cooper City, FL 33330

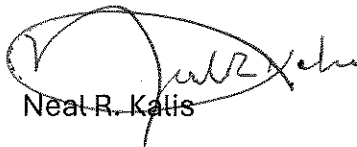
VIA EMAIL (JKalinowski@CooperCity.gov)

RE: Release of Subdivider's Completion Bond/Bond No. SEIFSU 0662479 - Marin Ranches in Favor of the City of Cooper City together with Multiple Oblige Rider in Favor of Central Broward Water Control District Release of Subdivider's Completion Bond/Bond No. SEIFSU 00624292 - Ranchette Isles in Favor of the City of Cooper City together with Multiple Oblige Rider in Favor of Central Broward Water Control District (collectively the "Bonds")

Dear Mr. Kalinowski:

This letter follows my letter of December 20, 2024, copy attached, and subsequent email exchanges and communications between yourself and myself regarding the release by the City of Cooper City of the above-referenced Bonds. I am requesting on behalf of my client, Kennedy Homes LLC, that the release of the Bonds be scheduled/agendized for consideration by the Cooper City Commission at the earliest available Cooper City Commission meeting. It is understood that such release by the City of Cooper City would be subject to the release of the bonds by Central Broward Water Control District. Please let me know if you require any additional information/documentation be provided. Your anticipated cooperation is greatly appreciated by myself and my client.

Very truly yours,



Neal R. Kalis

NRK/bac

Enclosures

E:BARBARA:KENNEDY:CC Ltr 5-16-2025

cc: Mr. Alex Rey, City Manager (Via Email Arey@CooperCity.gov)
Jacob Horowitz, Esq., City Attorney (Via Email jhorowitz@gorencherof.com)
Mr. Rob Kennedy, Kennedy Homes, LLC (Via Email rob@homesbykennedy.com)



NEAL R. KALIS
M. SCOTT KLEIMAN
TAMI R. WOLFE

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OF COUNSEL
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December 20th, 2024

Central Broward Water Control District
City of Cooper City
8020 Stirling Road
Davie, FL 33024

Attn: Thomas Goode - Executive Director of Central Broward Water Control District ("The District")
Alex Rey - City Manager of Cooper City ("the City")

RE: Release of Subdivider's Completion Bond/Bond No. SEIFSU 0662479 – Marin Ranches in Favor of the City of Cooper City Together with Multiple Oblige Rider in Favor of Central Broward Water Control District
Release of Subdivider's Completion Bond/ Bond No. SEIFSU 06624292 – Ranchette Isles in Favor of the City of Cooper City Together with Multiple Oblige Rider in Favor of Central Broward Water Control District

Dear Mr. Goode and Mr. Rey,

As you are aware the undersigned represents Kennedy Homes, LLC of the Ranchette Isles and Marin Ranches developments. Over the last three (3) plus years my client, the developer and its consultants have worked with the homeowners of Ranchette Isles and Marin Ranches, your board/commission, staff, consultants and attorney to address the rear swale drainage concerns of the District, the City and of the homeowners ("stakeholders"). The cooperation between all stakeholders, the governing bodies and their representatives is greatly appreciated. We believe Kennedy Homes, LLC has achieved the desired result and that the rear-swale drainage system is functioning fully as intended.

On behalf of our client, we are requesting the release of the bonds that have been posted with the District and the City and in support thereof attach the following documentation for your consideration:

1. Letter from Mr. Robert Kenndey CEO of Kennedy Homes, LLC dated November 2nd, 2024.
2. Certification of Bealinda M. Pell PE. of Winningham and Fradley dated November 20, 2024.
3. As Builts dated October 16th, 2024

Please advise if you have any questions and of the next steps to effectuate the release of Kennedy Homes LLC bond(s). Your cooperation throughout and anticipated attention to my clients' request is most appreciated.

Sincerely,

Neal R. Kalis

CC: Central Broward Water Control District Board
City of Cooper City Commissioners
Gary Tenn, PE
Julie Klahr, Esq
Robert Kennedy CEO, Kennedy Homes, LLC



Enriching Lives for Over 50 Years

3651 FAU Blvd. Suite 400
Boca Raton, FL 33431
Ph 561-206-6293

November 29, 2024

RE: Ranchette Isle Common Swale Repair WF Project Number 20024 - Bond Release Request

To Whom It May Concern:

I am writing to provide a comprehensive summary of our completed swale repair work and to request the release of our bond for the above-referenced project.

We worked closely with both the Ranchette Isle HOA and the Marin Ranches HOA to develop an effective remediation plan. Representatives from both HOAs participated in our meetings with the City and Central Broward Water Control District, demonstrating the collaborative nature of this project. Both HOAs formally approved our proposed solutions prior to implementation.

The swale and drainage system repairs have been completed according to the Swale Repair Plan dated February 9, 2024. This work has been certified by Winningham & Fradley Engineers in their letter dated November 20, 2024, confirming that the construction was completed in substantial conformance with the approved Plan. Their As-Built documentation dated October 23, 2024, provides detailed verification of the completed work.

Significantly, despite experiencing extremely heavy rainfall over the past six to nine months, we have not received any complaints regarding the drainage system's performance. This demonstrates the effectiveness of the implemented solutions and validates the engineering design.

Based on:

- The successful completion of all required remediation work
- The formal acceptance by both HOAs
- The certification by Winningham & Fradley Engineers
- The demonstrated effectiveness through severe weather conditions

We respectfully request the release of our bond for this project.

Please feel free to contact me if you require any additional information or clarification.

Sincerely,

Kennedy Homes, LLC

A handwritten signature in black ink, appearing to read 'Robert Kennedy', written over the printed name and title.

Robert Kennedy
CEO

WINNINGHAM & FRADLEY
ENGINEERS • PLANNERS • SURVEYORS

November 20, 2024

Gary Tenn, P.E.
Central Broward Water Control District
8020 Stirling Road
Davie, FL 33024

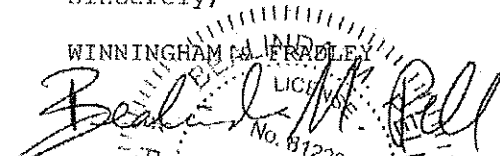
Re: Ranchette Isle Common Swale Repair
WV Project Number 20024

Mr. Tenn:

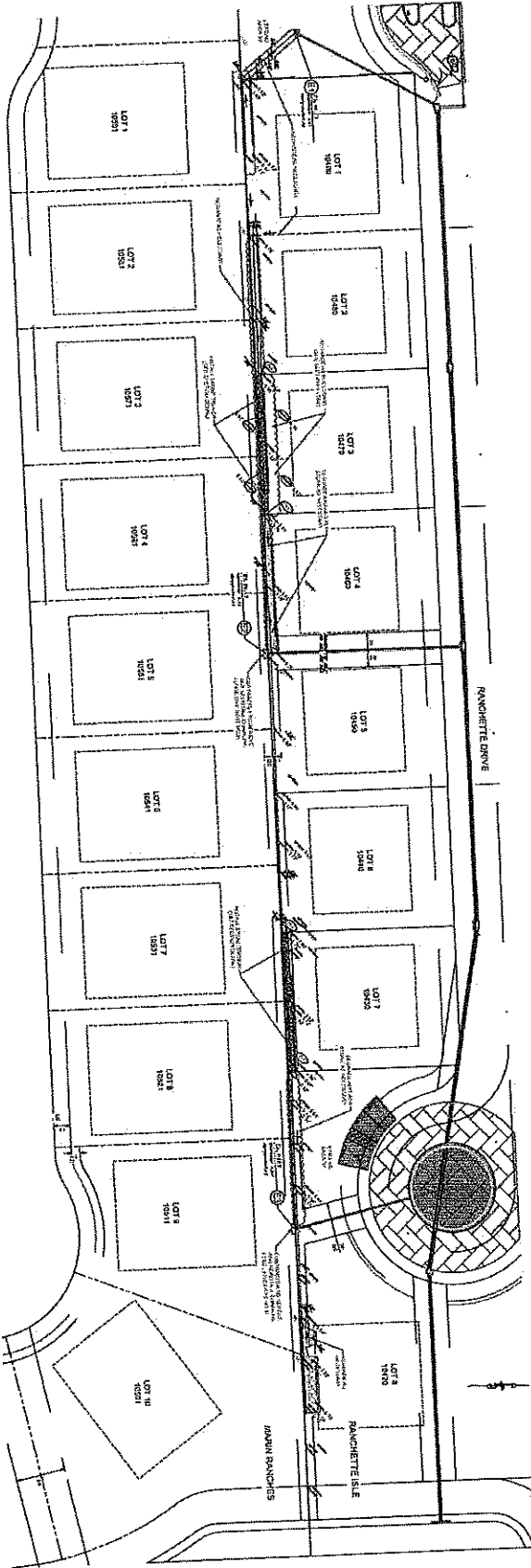
This is to certify that the swale and drainage system for the above referenced project has been constructed in substantial conformance with the Swale Repair Plan (the "Plan") dated February 9, 2024 as depicted on the enclosed As Builts (in PDF format) dated October 23, 2024.

If you have any questions or require any additional information, please do not hesitate to call our office.

Sincerely,


WINNINGHAM & FRADLEY
Bealinda M. Pell, P.E.
Licensed Engineer No. 81229
State of Florida
CC: Rob Kennedy
Neal R. Kallis Esq.

2024-11-21 CBWCD Cert Let.wpd



- LEGEND**
- 1. LOT LINES
 - 2. LOT AREA
 - 3. LOT DIMENSIONS
 - 4. LOT PERIMETER
 - 5. LOT CORNER MARKERS
 - 6. LOT CENTER POINT
 - 7. LOT AREA CALCULATION
 - 8. LOT DIMENSION CALCULATION
 - 9. LOT PERIMETER CALCULATION
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 - 100. LOT DIMENSION CALCULATION

SPECIFIC PROPERTY SURVEY / AS-BUILT SURVEY		SCALE: 1" = 30'	NOTES/REVISIONS
COMMUNITY PLANNED / FLOOD ZONE:	BASE FLOOD E.L.	DRYLAND B.T. A.A.	THIS SURVEY ADOPTS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, INC. (FBSM) AND THE FLORIDA SURVEYING AND MAPPING BOARD (FSMB). THE SURVEYOR HAS REVIEWED THE RECORDS OF THE FLORIDA SURVEYING AND MAPPING BOARD AND HAS DETERMINED THAT THE SURVEYOR IS QUALIFIED TO PERFORM THIS SURVEY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE FLORIDA SURVEYING AND MAPPING BOARD AND HAS DETERMINED THAT THE SURVEYOR IS QUALIFIED TO PERFORM THIS SURVEY.
10001-0000	10001-0000	10001-0000	
DATE OF SURVEY:	07/20/2024	ADDED TOPIC: 10/18/2024	PROPERTY SURVEY / FLOOD ZONE
PROPERTY ADDRESS:	RANCHO DRIVE COOPER CITY, FL 33229	SURVEY DATE: 08/10/24	PROPERTY ADDRESS: RANCHO DRIVE COOPER CITY, FL 33229
JOB NO.: 24-03-049		JOB NO.: 24-03-049	

Baseline Land Survey, LLC
1400 N.W. 1st COURT
BOCA RATON, FL 33432
PH: (561) 417-0700

Baseline Land Survey, LLC
1400 N.W. 1st COURT
BOCA RATON, FL 33432
PH: (561) 417-0700