

**MINUTES OF MEETING
LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Landmark at Doral Community Development District held a Regular Meeting on June 28, 2019 at 11:30 a.m., at the offices of Lennar Homes, LLC, 730 N.W. 107th Avenue, Suite 300, Miami, Florida 33172.

For Landmark at Doral CDD:

Teresa Baluja	Chair
Carmen Herrera	Vice Chair
Raisa Krause	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Mike Pawelczyk	District Counsel
Juan Alvarez	District Engineer
Jon Kessler (via telephone)	FMSbonds, Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:34 a.m. Supervisors Baluja, Herrera and Krause were present, in person. Supervisors Ortiz and Colamarino were not present.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Jon Kessler, of FMSbonds, Inc. (FMS), discussed the following regarding bond refinancing:

- The District is 70% built out.
- 70% of the bonds would be rated by the rating agencies. Currently the coupon of the bonds is about 5.5 and, with 70% of the bonds, the build out percentage is in the low 3% range and the remaining 30% would be in the low 4%.
- The estimated savings was in the low 8% to 10% range, in terms of the annual debt service reduction.
- Whether the debt assessment could be lowered by the September 2019 deadline to submit the tax rolls, depended on how quickly the information is forwarded.

THIRD ORDER OF BUSINESS

Discussion: Bond Refinancing

Ms. Cerbone stated it would be beneficial if the District made the September 15 deadline but, if not, the refinancing could still occur but the savings might be shifted to the following fiscal year. Mr. Kessler stated aggregate savings would amount to \$120,000 per year. He would coordinate with the Chair and Mr. Szymonowicz about the bond refinancing and report the findings at the August meeting.

On MOTION by Ms. Baluja and seconded by Ms. Herrera, with all in favor, authorizing Mr. Kessler to proceed with the exploratory process for bond refinancing and to present the findings at the next meeting, was approved.

Mr. Kessler would email a request of all sales data to Ms. Baluja. As to whether the requested data was for all the debt, Mr. Kessler clarified that it was for the 2006 bond that was restructured.

FOURTH ORDER OF BUSINESS

Discussion/Consideration: Doral Cay Stormwater Connection Costs

Mr. Alvarez stated that the Developer of Doral Cay, located south of the CDD, was short of stormwater management storage facilities and asked the CDD for permission to connect to the conservation area, which has excess capacity for stormwater. In previous discussions, the Board approved Doral Cay’s request, as long as they shared in the cost of the CDD’s construction of the conservation area. Referencing a “Detail of Requisitions” analysis table, Mr. Alvarez stated that Doral Cay’s share for the portion they need would amount to \$63,756.82 for capital improvements and \$1,665.69 per year for maintenance, based on the District’s Fiscal Year 2019/2020 budget. An agreement between the CDD and Doral Cay could be drafted to effectuate Doral Cay’s request. Discussion ensued regarding the agreement, the capital contribution, time frame and the South Florida Water Management District (SFWMD). Mr. Pawelczyk would draft the agreement and sent it to Doral Cay’s Engineer of Record, District Staff and Board Members for review.

On MOTION by Ms. Baluja and seconded by Ms. Herrera, with all in favor, authorizing District Staff to prepare the necessary documents to enter into a cost-sharing agreement with Doral Cay for construction of the conservation area, was approved.

FIFTH ORDER OF BUSINESS

Discussion: Miami-Dade County’s Response to Comments/Site Assessment Report Addendum (SW-1656-File 24963 NW 102 Ave and NW 66 St)

Mr. Alvarez discussed the proliferation of excess muck, related to Developers excavating lakes and leaving the muck, instead of disposing of it off site, which is costly. The Department of Environmental Resources Management (DERM) commenced monitoring the water quality of the lakes and noted that ammonia and iron levels are higher than normal. The ammonia was reduced to acceptable levels but the iron has not. Ms. Baluja asked if the iron would naturally dissipate over time. Mr. Alvarez stated DERM wanted to know whether there was a source or if it would disappear in time. The CDD recently engaged the Environmental Consultant SCS, at a cost of \$15,000, to complete the latest monitoring and forward the findings to DERM. DERM asked for the monitoring to continue and for a plan of action 60 days from May 23. SES would continue monitoring to see if the iron levels increase, decrease or stay the same. The added monitoring would cost the District an additional \$15,000; SCS would present a proposal. In July, SCS would forward an action plan to DERM and an invoice proposal for how the CDD should proceed. Ms. Cerbone stated it would be appropriate to present the SCS proposal at the August meeting and asked about the need to authorize the Chair or Vice Chair to approve the proposal, in the interim, since the July meeting would be cancelled.

On MOTION by Ms. Baluja and seconded by Ms. Krause, with all in favor, authorizing the acceptance of a proposal provided by SCS Engineers, in accordance with Mr. Alvarez’s report, in a not-to-exceed amount of \$15,000, and granting the Chair, Vice Chair or any District official the authority to execute, between meetings, was approved.

SIXTH ORDER OF BUSINESS

Update: Property Appraiser’s Office and Parcels That Appear as Jointly Owned

Mr. Pawelczyk stated that Mr. Alvarez provided all the requested information; a number of parcels are currently under review. This item should be on the August agenda.

**LANDMARK AT DORAL CDD
SEVENTH ORDER OF BUSINESS**

June 28, 2019

Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2018, Prepared by Keefe McCullough & Co., LLP

Ms. Cerbone presented the Audited Basic Financial Statements for Fiscal Year 2018, noting the information found on each page. There were no irregularities, deficiencies, recommendations, findings or instances of noncompliance; it was a clean audit.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2019-02, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2018

Ms. Cerbone presented Resolution 2019-02.

On MOTION by Ms. Baluja and seconded by Ms. Krause, with all in favor, Resolution 2019-02, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2018, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2019

Ms. Cerbone presented the Unaudited Financial Statements as of April 30, 2019.

On MOTION by Ms. Baluja and seconded by Ms. Herrera, with all in favor, the Unaudited Financial Statements as of April 30, 2019, were accepted.

TENTH ORDER OF BUSINESS

Approval of May 9, 2019 Regular Meeting Minutes

Ms. Cerbone presented the May 9, 2019 Regular Meeting Minutes.

On MOTION by Ms. Baluja and seconded by Ms. Herrera, with all in favor, the May 9, 2019 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*

Mr. Pawelczyk stated that Lennar executives filed Form 1 but Mr. Ortiz and Mr. Colamarino had not. Ms. Cerbone would remind Supervisors Ortiz and Colamarino to complete and file Form 1. She would follow up with Mr. Ortiz regarding the maintenance agreement.

B. District Engineer: *Alvarez Engineers, Inc.*

Mr. Alvarez reported the following:

- The CDD and Developers entered into an agreement with the Miami-Dade Water and Sewer Department (WASD), to construct the pump station. Section 24 of the agreement stated that entities that connect to the pump station must share in the cost.
- The Developers to the south connected and WASD sent a check to the CDD, in the amount of \$50,758.20, which was deposited in the construction account.

Ms. Cerbone stated the funds were held in a deposit account until the District Engineer advised which fund to put it towards; the current balance in the Construction Fund is slightly more than \$60,000, instead of approximately \$10,000, as reflected in the financials. Discussion ensued.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

i. 441 Registered Voters in District as of April 15, 2019

There were 441 registered voters residing within the District as of April 15, 2019.

ii. NEXT MEETING DATE: July 11, 2019 at 10:00 a.m.

The July 11, 2019 meeting was canceled. The next meeting would be August 8, 2019.

TWELFTH ORDER OF BUSINESS

Public Comments/Supervisors' Requests

There being no public comments or Supervisors' requests, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Ms. Krause and seconded by Ms. Baluja, with all in favor, the meeting adjourned at 12:04 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Cindy Cubero
Secretary/Assistant Secretary

[Signature]
Chair/Vice Chair