

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

The Board of Supervisors of the Landmark at Doral Community Development District held a Public Hearing and Regular Meeting on September 12, 2019 at 10:00 a.m., at the offices of Lennar Homes, LLC, 730 N.W. 107<sup>th</sup> Avenue, Suite 300, Miami, Florida 33172.

**For Landmark at Doral CDD:**

Teresa Baluja	Chair
Carmen Herrera	Vice Chair
Raisa Krause	Assistant Secretary
Jorge Ortiz	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Lisa Dao	Wrathell, Hunt and Associates, LLC
Mike Pawelczyk	District Counsel
Samir Yajnik	Encore Capital Management

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:10 a.m. Supervisors Baluja, Herrera, Krause and Ortiz were present, in person. Supervisor Colamarino was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Supervisor  
Steve Colamarino [Seat 5]; *Term Expires  
November, 2020***

Ms. Cerbone presented the Mr. Colamarino's resignation for consideration.

**On MOTION by Ms. Baluja and seconded by Mr. Ortiz, with all in favor, the resignation of Mr. Steve Colamarino, dated September 10, 2019, was accepted.**

Ms. Baluja nominated Mr. Samir Yajnik to fill the unexpired term of Seat 5. There were no other nominations.

**On MOTION by Ms. Baluja and seconded by Ms. Herrera, with all in favor, appointing Mr. Samir Yajnik to fill Seat 5, Term Expires November 2020, was approved.**

**A. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be provided in a separate package*)**

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Yajnik. She provided the following items, which Mr. Yajnik was familiar with:

- i. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- ii. Membership, Obligations and Responsibilities**
- iii. Chapter 190, Florida Statutes**
- iv. Financial Disclosure Forms**
  - Form 1: Statement of Financial Interests**
  - Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - Form IF: Final Statement of Financial Interests**
- v. Form 8B: Memorandum of Voting Conflict**

**B. Consideration of Resolution 2019-09, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the District, and Providing for an Effective Date**

Ms. Baluja nominated the existing slate with the addition of Mr. Samir Yajnik, as follows:

Chair	Teresa Baluja
Vice Chair	Carmen Herrera
Secretary	Craig Wrathell
Assistant Secretary	Jorge E. Ortiz

Assistant Secretary	Raisa Krause
Assistant Secretary	Samir Yajnik
Assistant Secretary	Cindy Cerbone
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

Ms. Cerbone presented Resolution 2019-09 and read the title.

**On MOTION by Ms. Baluja and seconded by Ms. Herrera, with all in favor, Resolution 2019-09, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the District, as nominated, and Providing for an Effective Date, was adopted.**

Regarding refinancing of the Series 2006A Bonds, Ms. Cerbone stated that certain documents, reports and resolutions were not available so today’s meeting would be continued to September 19, 2019 at 10:00 a.m., at the offices of Lennar Homes, LLC, 730 N.W. 107<sup>th</sup> Avenue, Suite 300, Miami, Florida 33172.

Mr. Pawelczyk stated that the refunding only relates to the North Parcel assessment area and does not affect the entire District.

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2019/2020 Budget**

**A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2019-03, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Cerbone reviewed the Fiscal Year 2020 budget, which was identical to the Fiscal Year 2019 budget. Certain units that were off-roll in Fiscal Year 2019 would be on-roll in Fiscal Year 2020.

**On MOTION by Ms. Baluja and seconded by Mr. Ortiz, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Ms. Krause and seconded by Ms. Herrera, with all in favor, the Public Hearing was closed.**

Ms. Cerbone presented Resolution 2019-03 and read the title.

**On MOTION by Ms. Baluja and seconded by Ms. Herrera, with all in favor, Resolution 2019-03, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-04, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2019-04 and read the title. This Resolution enables the District to place on-roll assessments on the tax bill and bill off-bill directly.

**On MOTION by Ms. Baluja and seconded by Ms. Herrera, with all in favor, Resolution 2019-04, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

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

**September 12, 2019**

**Consideration of Resolution 2019-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2019-05 and read the title. The following changes were made:

November 14, 2019 "Landowners' Meeting": Delete entirely

November 14, 2019 "Regular Meeting": Change "immediately following Landowners' Meeting" to "10:00 AM"

**On MOTION by Ms. Baluja and seconded by Ms. Herrera, with all in favor, Resolution 2019-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020, as amended, and Providing for an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Ratification of S&P Global Ratings Rating Evaluation Service Engagement Letter**

Ms. Cerbone presented the S&P Global Ratings Rating Evaluation Service Engagement Letter, dated August 21, 2019 and executed by Ms. Baluja on August 23, 2019.

**On MOTION by Ms. Baluja and seconded by Ms. Herrera, with all in favor, the S&P Global Ratings Rating Evaluation Service Engagement Letter, was ratified.**

**NINTH ORDER OF BUSINESS**

**Discussion: Bond Refinancing**

**A. Consideration of Engineer's Report**

This item was deferred.

**B. Consideration of Third Supplemental Special Assessment Methodology Report**

This item was deferred.

**Mr. Ortiz left the meeting.**

**C. Consideration of Resolution 2019-06, Authorizing The Issuance of not Exceeding in Total Aggregate Principal Amount \$17,500,000 Consisting of its Landmark at Doral**

**Community Development District Senior Special Assessment Refunding Bonds, Series 2019A-1 (North Parcel Assessment Area), and its Landmark at Doral Community Development District Subordinate Special Assessment Refunding Bonds, Series 2019A-2 (North Parcel Assessment Area) (Collectively, the “Bonds”), to Currently Refund All of the District’s Outstanding Special Assessment Bonds, Series 2006A-1 (the “Refunded Bonds”); Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Third Supplemental Trust Indenture Together With the Previously Executed Master Trust Indenture Securing the Bonds; Appointing a Trustee; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date**

Mr. Pawelczyk stated that Resolution 2019-06 was the “Delegation Resolution”, prepared by Bond Counsel. It accomplishes the following:

- Authorizes the refunding of the Series 2006A-1 Bonds; the new bonds would be the Series 2019A-1 North Parcel Assessment Area Refunding Bonds.
- Approves certain documents and authorizes the execution of those documents.
- The principal amount of the bonds would not exceed \$17,500,000, the maturity date of the bonds would remain the same and the purchase price to be paid to the Underwriter would not be less than 98% of the principal amount of the bonds.
- The Debt Service savings resulting from the refunding shall not be less than 8%.

On MOTION by Ms. Baluja and seconded by Ms. Herrera, with all in favor, Resolution 2019-06, Authorizing The Issuance of not Exceeding in Total Aggregate Principal Amount \$17,500,000 Consisting of its Landmark at Doral Community Development District Senior Special Assessment Refunding Bonds, Series 2019A-1 (North Parcel Assessment Area), and its Landmark at Doral Community Development District Subordinate Special Assessment Refunding Bonds, Series 2019A-2 (North Parcel Assessment Area) (Collectively, the "Bonds"), to Currently Refund All of the District's Outstanding Special Assessment Bonds, Series 2006A-1 (the "Refunded Bonds"); Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Third Supplemental Trust Indenture Together With the Previously Executed Master Trust Indenture Securing the Bonds; Appointing a Trustee; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.

- D. Consideration of Resolution 2019-07, Relating to the Refunding of the Series 2006A-1 Bonds and Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution

This item was deferred.

**E. Consideration of Resolution 2019-08, Relating to the Refunding of the Series 2006 Bonds and Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District**

This item was deferred.

**TENTH ORDER OF BUSINESS**

**Consideration of Greenberg Traurig Proposal for Bond Counsel Services**

Ms. Cerbone presented the Greenberg Traurig Proposal for Bond Counsel Services, with a \$55,000 fee; reimbursement of reasonable documented expenses would not exceed \$1,000.

**On MOTION by Ms. Baluja and seconded by Ms. Herrera, with all in favor, the Greenberg Traurig Proposal for Bond Counsel Services, was approved.**

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2019**

Ms. Cerbone presented the Unaudited Financial Statements as of July 31, 2019.

**On MOTION by Ms. Baluja and seconded by Ms. Herrera, with all in favor, the Unaudited Financial Statements as of July 31, 2019, were accepted.**

**TWELFTH ORDER OF BUSINESS**

**Approval of June 28, 2019 Regular Meeting Minutes**

Ms. Cerbone presented the June 28, 2019 Regular Meeting Minutes. The following change was made:

Line 18: Delete "Lisa Dao" from the attendees

**On MOTION by Ms. Baluja and seconded by Ms. Herrera, with all in favor, the June 28, 2019 Regular Meeting Minutes, as amended, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

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



Mr. Pawelczyk stated that the refunding documents would be presented at the next meeting.

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

There being no report, the next item followed.

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

Ms. Cerbone reported the following:

- The cost-sharing agreement was submitted to Doral Cay; a response was pending and, once the agreement is executed, the Accounting Department would commence billing.
- Assuming all refinancing documents are approved at the next meeting, the Board must consider scheduling the subsequent meeting and the pre-close date.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments/Supervisors' Requests**

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

**FIFTEENTH ORDER OF BUSINESS**

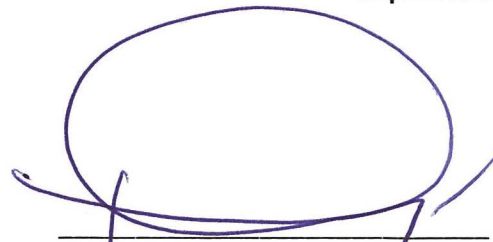
**Adjournment**

There being nothing further to discuss, the meeting recessed and was continued to Thursday, September 19, 2019 at 10:00 a.m., at the offices of Lennar Homes, LLC, 730 N.W. 107<sup>th</sup> Avenue, Suite 300, Miami, Florida 33172.

**On MOTION by Ms. Baluja and seconded by Ms. Herrera, with all in favor, the meeting recessed at approximately 10:39 a.m., and was continued to Thursday, September 19, 2019 at 10:00 a.m. at the offices of Lennar Homes, LLC, 730 N.W. 107<sup>th</sup> Avenue, Suite 300, Miami, Florida 33172.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair