

**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 January 14, 2021, at 10:00 a.m., at the offices of Lennar, 730 N.W. 107th Avenue, Suite 300, Miami, Florida 33172.

For Landmark at Doral CDD:

Teresa Baluja	Chair
Carmen Orozco	Vice Chair
Todd Patterson	Assistant Secretary
Su Wun Bosco Leu	Assistant Secretary
Michelle A. Garcia	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell Hunt and Associates LLC
Michael Pawelczyk (via telephone)	District Counsel
Juan Alvarez	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:04 a.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Discussion/Consideration: SCS Engineering and Continued DERM Monitoring, Fifth Supplemental Engineer's Report and Second Amendment to Consulting Services Agreement

Mr. Alvarez provided the following update regarding the lake in the east parcel, in relation to the Department of Environmental Resources Management (DERM).

- To remedy the concentration of iron in the groundwater near the lake, additional investigations are necessary and monitoring wells must be installed in that location.
- The additional work, proposed in the Fifth Supplement Engineer's Report, would terminate when DERM notifies the CDD that additional investigation, monitoring or remediation work are no longer needed.
- SCS Engineers (SCS) submitted a proposal for approximately \$20,000, which exceeds previous cost estimates for the project.
- The proposal included well installation, groundwater sampling, engaging a licensed surveyor and preparation of a Site Assessment Report Addendum (SARA).

Ms. Cerbone stated that the items to be addressed included the ongoing DERM testing at the lake and approval of the District Engineer's Fifth Supplemental Engineer's Report, which does not contain the amount of the remaining construction funds that can be used to fund the monitoring required by DERM.

Ms. Baluja stated that the situation, which also involves staining of the sidewalks, started a long time ago and the Board was aware that a certain amount of monitoring would be needed. Since DERM imposed new requirements, she asked District Staff to ask DERM officials to produce an agreement that indicates the concerns, informs that HOA documents forbid homeowners from digging wells and drinking the water in the lake and ask what additional language should be included to ensure public safety.

Discussion ensued regarding DERM testing and requirements, remediation costs and budgeting for DERM meetings/negotiations.

Ms. Cerbone stated the Board would be advised if remediation efforts start to exceed budget. She would forecast the remainder of the year and notify the Board of the remaining fund balances. Since Staff cannot predict what the monitoring wells will find and what DERM will ask of the District next, she recommended acceptance the Engineer's Report and the addendum to the existing contract with SCS.

On MOTION by Ms. Baluja and seconded by Ms. Garcia, with all in favor, the Alvarez Engineers Inc., Fifth Supplemental Engineer’s Report for Infrastructure Improvements, dated January 14, 2021, was approved.

On MOTION by Ms. Baluja and seconded by Ms. Orozco, with all in favor, the SCS Engineers Second Amendment to Consulting Services Agreement, for additional environmental services, totaling \$20,178, was approved.

Mr. Alvarez was directed to contact DERM and, along with the District Manager and District Counsel, to coordinate with DERM officials and other necessary parties to close this matter.

FOURTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2020

Ms. Cerbone presented the Unaudited Financial Statements as of November 30, 2020. Mr. Bosco asked about ownership and maintenance of the bike path. District Management would contact Lennar/EHOF and ask them to clean the bike path and secure open fence areas, due to liability concerns. Asked if acceptance of a plat conveyed to the CDD by a property owner must be approved at a Board Meeting, Mr. Pawelczyk stated, as long as the plat was not a part of the original conveyance package.

On MOTION by Ms. Baluja and seconded by Ms. Orozco, with all in favor, the Unaudited Financial Statements as of November 30, 2020, were accepted.

FIFTH ORDER OF BUSINESS

Approval of Minutes

- A. November 19, 2020 Landowners’ Meeting**
- B. November 19, 2020 Regular Meeting**

Ms. Cerbone presented the November 19, 2020 Landowners’ and the November 19, 2020 Regular Meeting Minutes.

On MOTION by Ms. Baluja and seconded by Ms. Garcia, with all in favor, the November 19, 2020 Landowners’ and the November 19, 2020 Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

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

Regarding legal fees and DERM-related issues, Mr. Pawelczyk did not anticipate his involvement in the process until a consensus is reached with DERM officials, in the form of an agreement, covenant or easement. Regarding DERM meetings involving Mr. Alvarez and Ms. Cerbone, Mr. Pawelczyk assured that the District would not be paying double for their services; his office would monitor the negotiations/resolution. He urged the Board to email him with questions or concerns.

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

There being nothing further to report, the next item followed.

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

I. Discussion: EHOFF Retail Assessment

Ms. Cerbone reported the following:

- The Finance Department rectified an oversight and forwarded an assessment invoice of approximately \$5,100 to the EHOFF Retail property owner.

- Ms. Cerbone has been coordinating with the property manager/Developer and new owner of the EHOFF residential property regarding a maintenance agreement for the conservation area. Mr. Alvarez would take the lead on determining the options regarding solidifying responsibility, in writing, for maintenance of the conservation areas. Staff would make recommendations to the Board and provide an update at the February meeting.

- It had been difficult to secure the Landmark Club for regular CDD meetings.

Discussion ensued regarding possible meeting locations, Lennar amenity centers, contacting property managers, indoor/outdoor meetings and publicizing venue changes. District Management would contact the HOA monthly regarding Clubhouse availability.

II. NEXT MEETING DATE: February 11, 2021 at 10:00 A.M.

○ **QUORUM CHECK**

The next meeting will be held February 11, 2021 at 10:00 a.m.

SEVENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

• **Discussion: Landmark Clubhouse - Assessments**

Mr. Bosco asked why the Clubhouse was not being assessed. Mr. Pawelczyk stated that the Methodology Consultant does not typically include clubhouses in the assessment process because clubhouses are treated like a recreational area or an amenity to the owners within that portion of the District, as indicated in the Club Plan. Under the Club Plan, any expense that the owner of the club property expends is passed on, which would increase the overall costs to the residents. Discussion ensued regarding the Club Plan, Lennar, the HOA, operation and maintenance (O&M) assessments and common property. Per Mr. Bosco's request, "Landmark Clubhouse - Assessments" would remain an ongoing agenda discussion item.

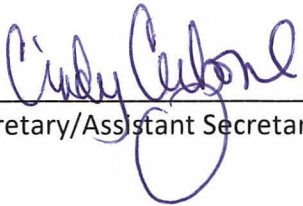
NINTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Ms. Baluja and seconded by Ms. Orozco, with all in favor, the meeting adjourned at 11:26 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair