

**LANDMARK AT
DORAL**

**COMMUNITY DEVELOPMENT
DISTRICT**

February 21, 2024

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Landmark at Doral Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

February 14, 2024

Board of Supervisors
Landmark at Doral Community Development District

Dear Board Members:

The Board of Supervisors of the Landmark at Doral Community Development District will hold a Regular Meeting on February 21, 2024 at 4:00 p.m., at the Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion/Consideration **(90 minutes)**
 - A. MEC Proposal for Environmental Monitoring
 - B. Proposals for Storm Drain Cleaning 5-Year Plan
 - C. Fence Masters Proposal for Fence Repairs Along FPL Patrol Road/Bike Path
 - D. Brightview Installation of Irrigation Heads
 - E. Allstate Management Debris Removal Proposal
 - F. Exercise Park Project
 - G. Widening of Alleyway Turning Lanes
 - H. NW 104th Path Wetlands Encroachment Remediation
 - I. Lighting Deficiencies within CDD Tracts
 - J. Lake Bank Beautification Project
 - K. Quit Claim Deed of Lennar Homes, LLC Folios:
 - 35-3017-047-1150
 - 35-3017-047-1160
 - 35-3017-038-5320
 - 35-3017-038-5310

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- L. Resolution 2024-01 Implementing Section 190.006(3), Florida Statutes, and Requesting that the Miami-Dade County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
 - M. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Filing Instructions
 - N. Landmark at Doral Homeowners' Association, Inc. Notice to Terminate Maintenance and Parking Agreement
 - CDD Response
 - Maintenance Entities and Responsibilities Maps
 - O. Parking Enforcement
4. Ratification **(1 minute)**
- A. Landmark at Doral Homeowners' Association, Inc. Invoice #106 for Lake Signage [\$559.11]
5. Updates **(15 minutes)**
- A. SCS Engineers Change Order #5
 - B. (SW-1656) Additional Extension Request
 - C. S & P Global Ratings Summary & Ratings Letter
 - D. Maintenance Scorecard Review of CDD Property
 - Landmark at Doral CDD
 - Landmark at Doral HOA
 - Landmark at Doral South
6. Consent Agenda Items **(5 minutes)**
- A. Acceptance of Unaudited Financial Statements as of December 31, 2023
 - B. Approval of November 15, 2023 Regular Meeting Minutes
7. Staff Reports
- A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - B. District Engineer: *Alvarez Engineers, Inc.*

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

- NEXT MEETING DATE: March 20, 2024 at 4:00 PM

- QUORUM CHECK

SEAT 1	ODEL TORRES	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	JUAN CARLOS TELLEZ	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	JORGE FINOL	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	SU WUN BOSCO LEU	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	TODD PATTERSON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

8. Public Comments

9. Supervisors' Requests

10. Adjournment

Please do not hesitate to contact me directly at (561) 909-7930 with any questions.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 528 064 2804

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3A

December 8, 2023

Landmark at Doral Community Development District
Attn: Mr. Juan R. Alvarez, P.E., District Engineer
Alvarez Engineers, Inc.
8935 NW 35th Lane, Suite 101
Doral, Florida 33172

**Subject: Proposal for Environmental Engineering Consulting Services
Groundwater Background Study**

**Re: Landmark at Doral Lakefill (SW-1656)
Northwest of NW 102nd Ave & NW 66th Street, Miami, Florida**

Dear Mr. Alvarez:

MEC Engineering (MEC) appreciates the opportunity to provide the Landmark at Doral Community Development District (Client) with this proposal to provide initial environmental engineering consulting services for the referenced site (Site).

BACKGROUND

Numerous environmental site assessments have been completed for the Site associated with the previous lakefill permit. The latest site assessment shows that iron concentrations in groundwater exceed applicable standards and have not been fully delineated.

In DERM's latest correspondence dated June 16, 2023, DERM requested a background study be completed prior to completing additional site assessment for groundwater contamination delineation. Therefore, this proposal is for a background study only. Additional groundwater assessment will likely be required, which may include offsite sampling to further support a background study and onsite sampling to delineate the extents of groundwater contamination. The scope of additional groundwater assessment cannot be determined until the initial background study is completed and commented upon by DERM.

SCOPE OF SERVICES

MEC will complete a desktop background study of iron concentrations in the shallow and intermediate aquifer within the vicinity/subregion of the Site, which will include the following:

- Researching approximately 45 nearby sites that are listed on the Environmental Considerations Map on DERM's:
 - The DERM files for each of the listed sites will be evaluated for relevant iron groundwater data to support an iron background concentration for the subject Site.

- The DERM records will also be evaluated for relevant information about iron background studies completed for the respective sites.
- Iron groundwater data from the nearby sites will be tabulated into a data set for statistical analysis.
- Reviewing DERM county-wide background study and tabulating the data set from within the subregion of the Site for statistical analysis.
- Statistically evaluating the subregional background data sets, including 95% UCL calculations, to establish a subregional background for iron.
- Statistically evaluating the subject Site's iron concentration data set versus the background data set.
- Preparing a background study report for submittal to DERM, which will include the relevant data and data/statistical evaluation, and conclusions and recommendations. Additional offsite sampling may be proposed to further support.

FEE

MEC will complete the scope of services for a fixed fee of **\$8,000**. Invoices will be submitted periodically on a percent complete basis.

ASSUMPTIONS AND LIMITATIONS

1. The scope of work only includes activities specifically described herein.
2. DERM or other agency fees are not included and will be paid directly by the Client or others.

SCHEDULE

MEC anticipates a one-month schedule to complete the scope of services.

CLOSING

MEC sincerely appreciates the opportunity to assist you with these projects and looks forward to working with you. Please sign below to indicate your acceptance of this proposal and the attached Terms and Conditions. MEC will proceed with this project upon receipt of the signed proposal.

Landmark at Doral Community Development District
December 8, 2023

Please contact me by email at jeff@mec-e.com or phone at (786) 999-3568 if you have any questions or require additional information.

Sincerely,



Jeffrey P. Thompson, P.E.
President

Accepted by:

Signed: _____

Name: _____

Title: _____

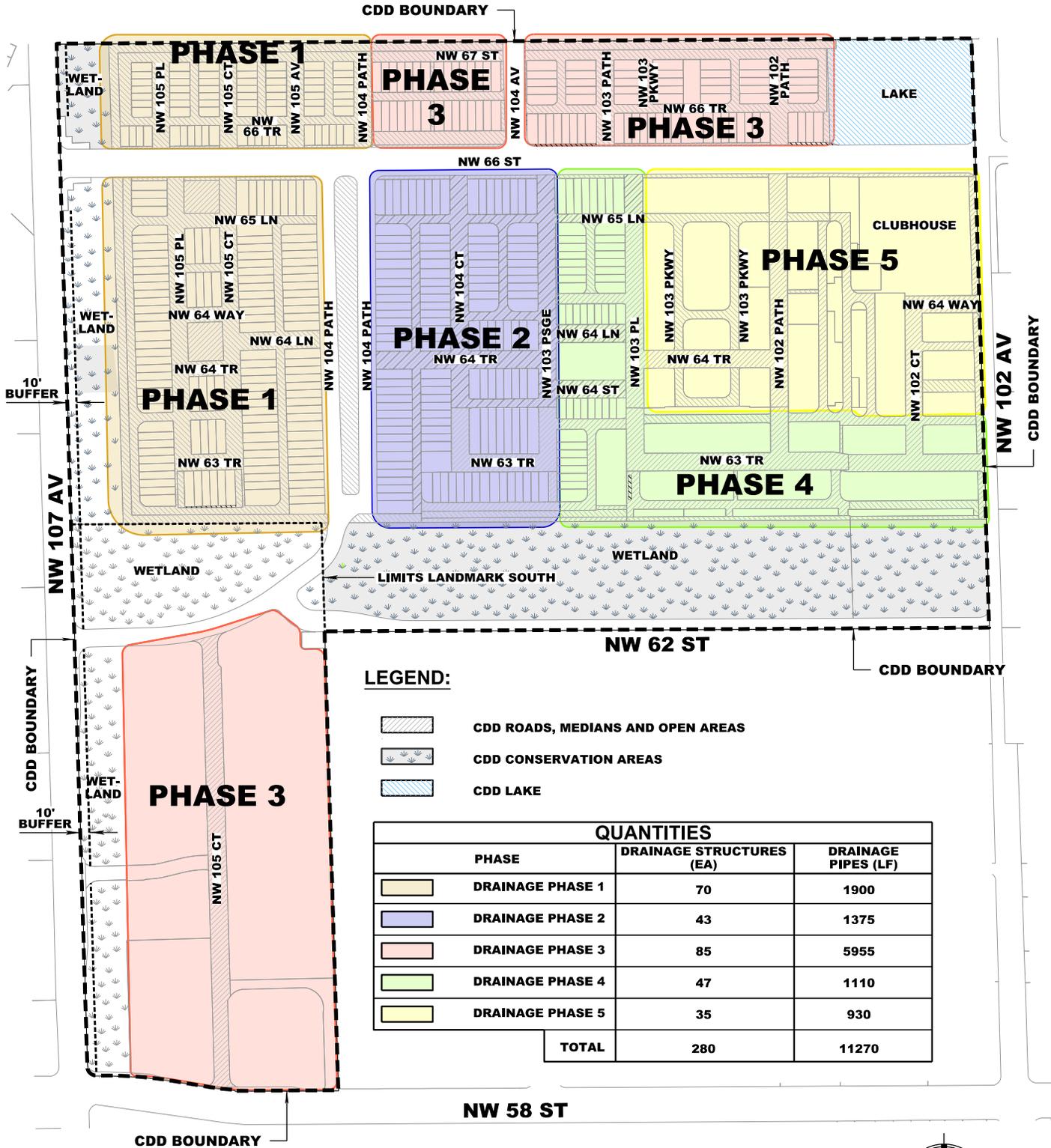
Date: _____

MEC ENGINEERING GENERAL TERMS AND CONDITIONS

- a) As used herein, "MEC Engineering" shall refer to Miami Environmental & Civil Engineering, LLC
- b) Invoices prepared by MEC Engineering are due and payable upon receipt. Payments due MEC Engineering under this Agreement shall be subject to a service charge of one and one-half (1-1/2) percent per month for invoices not paid within thirty (30) days after receipt of invoice.
- c) Client agrees to pay all costs and expenses of MEC Engineering, including reasonable attorneys' fees, arising out of or in connection with enforcement of this Agreement, including collection of amounts for which Client is responsible under this Agreement
- d) This Agreement may be terminated by either party upon 15 days' written notice to the other party. Upon termination, MEC Engineering shall be paid for all services rendered to the date of termination together with any termination expenses incurred.
- e) Unless expressly stated therein, the Scope of Services does not include testimony or responding to subpoenas or other legal orders requiring production of records or testimony. In the event MEC Engineering receives a subpoena or other legal order for the production of project records or testimony related to the Scope of Services or other work for Client, MEC Engineering will be compensated by Client at a rate of \$200/hour plus expenses.
- f) All reports, drawings, renderings, source and object code, software, data and other works and documents prepared by MEC Engineering under this Agreement, and all intellectual property rights in the same, shall be owned exclusively by MEC Engineering.
- g) Neither party shall delegate its duties under this Agreement without the written consent of the other party. Each party binds itself and its successors, administrators and assigns to the other party under this Agreement.
- h) The parties agree that the total liability of MEC Engineering under this Agreement and for the project shall be limited to the greater of \$50,000 or the amount of MEC Engineering' total fees hereunder, unless Client pays for the assumption of additional liability by MEC Engineering as a separate line item.
- i) Unless otherwise expressly stated in the Scope of Services, MEC Engineering shall have no responsibility for site health and safety, except with respect to the activities of MEC Engineering and its subcontractors. In no event shall MEC Engineering be responsible for the means, methods or manner of performance of any persons other than MEC Engineering and its subcontractors.
- j) Client agrees that MEC Engineering will not be responsible for liability caused by the presence or release of hazardous substances or contaminants at the site, unless the release results from the sole negligence of MEC Engineering or its subcontractors. The Client either will make others responsible for liabilities due to such conditions, or will indemnify, defend and save harmless MEC Engineering from such liabilities. At no time shall title to hazardous substances, solid wastes, petroleum contaminated soil or other regulated substances pass to MEC Engineering, nor shall any provision of this Agreement be interpreted to permit or obligate MEC Engineering to assume the status of a "generator," "owner," "operator," "transporter," "arranger" or "treatment, storage or disposal facility" under state or federal law. The provisions of this Article j shall survive any termination of this Agreement. Client authorizes MEC Engineering to act as its agent for Services related to the handling and disposal of any materials.
- k) MEC Engineering shall be entitled to rely on information provided by Client. MEC Engineering shall be entitled to an equitable adjustment in the price and schedule if conditions differ materially from information provided by Client, or differ from what could reasonably be anticipated given the nature of the Services.

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3B

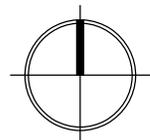


ALVAREZ ENGINEERS, INC.

LANDMARK AT DORAL CDD

LANDMARK AT DORAL - DRAINAGE MAINTENANCE PHASING

EXHIBIT 1



LANDMARK AT DORAL CDD

MAINTENANCE OF THE DRAINAGE SYSTEM

CONTRACTOR PROPOSALS COMPARISON

PHASE	QUANTITY		DETACH RE-ATTACH BAFFLE (EA)	UNIT PRICE				DETACH RE-ATTACH BAFFLE (EA)	COST (\$)						PHASE TOTAL	
	DRAINAGE STRUCTURE (EA)	DRAINAGE PIPE (LF)		DRAINAGE STRUCTURE (\$/EA)		DRAINAGE PIPE (\$/LF)			DRAINAGE STRUCTURES			DRAINAGE PIPES				DETACH RE-ATTACH BAFFLE (EA)
				CLEAN	CAMERA	CLEAN	CAMERA		CLEAN	CAMERA	TOTAL	CLEAN	CAMERA	TOTAL		
TOP DOG SEWER AND DRAIN CLEANING LLC, PHONE: 7866633581, EMAIL : TOPDOGDRAIN@GMAIL.COM																
PHASE 1	70	1,900		30.00	9.00	5.20	5.15		2,100.00	630.00	2,730.00	9,880.00	9,785.00	19,665.00		22,395.00
PHASE 2	43	1,375		30.00	9.00	5.20	5.15		1,290.00	630.00	1,920.00	7,150.00	7,081.25	14,231.25		16,151.25
PHASE 3	85	5,955		30.00	9.00	5.20	5.15		2,550.00	630.00	3,180.00	30,966.00	30,668.25	61,634.25		64,814.25
PHASE 4	47	1,110		30.00	9.00	5.20	5.15		1,410.00	630.00	2,040.00	5,772.00	5,716.50	11,488.50		13,528.50
PHASE 5	35	930		30.00	9.00	5.20	5.15		1,050.00	630.00	1,680.00	4,836.00	4,789.50	9,625.50		11,305.50
GRAND TOTAL TOP DOG									8,400.00	3,150.00	11,550.00	58,604.00	58,040.50	116,644.50		128,194.50
CARABALLO EXPRESS PUMP OUT CORP, PHONE: 786-346-9807 & 305-776-0802, EMAIL: CARABALLOEXPRESS_CTW@YAHOO.COM																
PHASE 1	70	1,900		300.00		9.21	5.50		21,000.00	-	21,000.00	17,506.60	10,450.00	27,956.60		48,956.60
PHASE 2	43	1,375		300.00	-	9.21	5.50		12,900.00	-	12,900.00	12,669.25	7,562.50	20,231.75		33,131.75
PHASE 3	85	5,955		300.00	-	9.21	5.50		25,500.00	-	25,500.00	54,869.37	32,752.50	87,621.87		113,121.87
PHASE 4	47	1,110		300.00	-	9.21	5.50		14,100.00	-	14,100.00	10,227.54	6,105.00	16,332.54		30,432.54
PHASE 5	35	930		300.00	-	9.21	5.50		10,500.00	-	10,500.00	8,569.02	5,115.00	13,684.02		24,184.02
GRAND TOTAL CARABALLO									84,000.00	-	84,000.00	103,841.78	61,985.00	165,826.78		249,826.78
RAPTOR VAC SYSTEMS, INC., PHONE: (786)342-2921, EMAIL: OPERATIONS@RAPTORVAC.COM																
PHASE 1	70	1,900	67	120.00	-	3.25	3.00	115.00	8,400.00	-	8,400.00	6,175.00	5,700.00	11,875.00	7,705.00	27,980.00
PHASE 2	43	1,375	60	120.00	-	3.25	3.00	115.00	5,160.00	-	5,160.00	4,468.75	4,125.00	8,593.75	6,900.00	20,653.75
PHASE 3	85	5,955	45	120.00	-	3.25	3.00	115.00	10,200.00	-	10,200.00	19,353.75	17,865.00	37,218.75	5,175.00	52,593.75
PHASE 4	47	1,110	51	120.00	-	3.25	3.00	115.00	5,640.00	-	5,640.00	3,607.50	3,330.00	6,937.50	5,865.00	18,442.50
PHASE 5	35	930	38	120.00	-	3.25	3.00	115.00	4,200.00	-	4,200.00	3,022.50	2,790.00	5,812.50	4,370.00	14,382.50
TOTAL RAPTOR VAC									33,600.00	-	33,600.00	36,627.50	33,810.00	70,437.50	30,015.00	134,052.50
RAPTOR VAC ADDITIONAL PROPOSAL CONDITIONS																
	1 Pipeline pneumatic plug 12" to 24". \$2,600.00 for pneumatic plugs as required for Phase 3 (Lump Sum)														2,600.00	
	2 3" water pump and hoses, \$3,000.00 for all phases as required (Lump Sum)														3,000.00	
	3 Headwall vegetation clearing \$380.00 in Phase 3 (Lump Sum)														380.00	
TOTAL RAPTOR VAC ADDITIONAL PROPOSAL CONDITIONS														5,980.00		
GRAND TOTAL RAPTOR VAC														140,032.50		

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3C

FENCE MASTERS, INC.

3550 N. W. 54TH STREET
MIAMI, FLORIDA 33142

DADE: (305)635-7777 * BROWARD (954)463-3172 * FAX: (305)635-7887

Date:	February 14, 2024	Name:	Kristen Thomas
Company:	Wrathell, Hunt and Associates, LLC.	Job Name:	Landmark @ doral
Address:	2300 Glades road, suite 410W		
City:	Boca Raton, florida 33431	Job Address:	From NW 66 ST to NW 62 ST
Phone:			

We propose, subject to acceptance by Fence Masters, Inc., (seller) to perform work in accordance with quantities and sizes listed below. Before erection is begun, purchaser is to establish property line stakes and grade stakes and to remove all obstructions that may interfere with erection. Purchaser is responsible for location of any underground lines. Fence Masters, Inc. is not responsible for any damage to unmarked lines. After the contract is executed and received by Fence Masters, Inc., notice to proceed is to be provided by purchaser at least 14 days prior to date of commencement of the work. In order to avoid unforeseen conflicts in contract language, by signing this contract you are waiving any obligation on our part to sign any contract or other document that you subsequently may offer, provide, or demand. This contract will be the only contract for this job and is binding for both parties.

Repair existing 4' high vinyl clad chain link fence as follows.

- 1) @ Interior walkway fence run from NW 66 ST to NW 62 ST on NW 107 Ave.
- 2) Replace missing fence as follows.
- 3) 260' of new 4' high standard vinyl chain link fence.
- 4) 2" .065 line posts driven into the ground all black to match mesh.
- 5) 1 5/8" top rail, black to match mesh.
- 6) Plumb 3 – existing posts.
- 7) Replace up to 60' of mesh only at damaged areas.

Total \$ 7,784.00

Break down item 6 and 7 above:

- 1) Repair existing fence. \$ 1,750.00 minimum if done seperately
- 2) Replace missing fence items 2 to 5 above. \$ 7,395.00

Note: The above pricing is good for only 15 days do to the existing conditions in the steel industry. The mills won't guarantee the pricing to us for more than 15 days. After that, actual price is based on receipt date of executed contract and mill price increases.

DEPOSIT 35%

Subject to credit approval by Fence Masters, Inc. Terms are net on billing. Prices for this proposal are valid for 5 days from the proposal date. Interest of 1 1/2 % per month will be charged on accounts past due. Title to the property as addressed by this proposal shall remain in the seller, Fence Masters, Inc. until payment in full is received, pursuant to the terms hereof. This is a retain title contract.

In the event the money due hereunder, or any portion thereof, has to be collected on demand of an attorney or by suit, the purchaser agrees to pay all costs of collection including interest at the highest legal rate and reasonable attorney's fees.

Approved & Accepted: Fence Masters, Inc. (Seller)

Approved & Accepted by Purchaser:

By 
Signature

By _____
Signature

Carlo S. Cortina, Project Manager

Print Name and Title

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3D

Proposal for Extra Work at Landmark At Doral HOA

Property Name	Landmark At Doral HOA	Contact	Judy Calderon-Robles
Property Address	10220 NW 66 Street Doral, FL 33178	To	Landmark At Doral HOA
		Billing Address	10220 NW 66 St Doral, FL 33178

Project Name Install Irrigation Heads - Landmark

Project Description New Irrigation installation

Scope of Work

QTY	UoM/Size	Material/Description
1.00	EACH	PUMP 1 - Zone1,3,6,7,8,34,36,38,55: Highly recommend to install 6" pop-ups for water coverage to new plants.
1.00	EACH	PUMP 3 - Zone7,9,20,33,36: Highly recommend to install 6" pop-ups for water coverage to new plants
1.00	EACH	Labor & Materials - to install (28) sprinkler heads in dry areas with new planting

Other

New need sprinkler heads installed for water coverage



pic 2 new planting



THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
4155 East Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

Proposal for Extra Work at Landmark At Doral HOA

pic 3 new planting



pic 4 new planting



For internal use only

SO#
JOB# 353800030
Service Line 150

Total Price \$1,684.80

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
4155 East Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager	
Signature	Title
Judy Calderon-Robles	December 14, 2023
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Manager, Irrigation	
Signature	Title
Maria Liz Romero	December 14, 2023
Printed Name	Date

Job #: 353800030

SO #: **Proposed Price:** \$1,684.80

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3 E



DEBRIS REMOVAL AGREEMENT

This agreement, dated March 1, 2024, is made between ALLSTATE RESOURCE MANAGEMENT, INC. (ARMI) and CUSTOMER:

Landmark @ Doral CDD
c/o Mr. Daniel Rom/District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
(561) 571-0010
romd@whhassociates.com

Both Customer and ARMI agree to the following terms and conditions:

1. ARMI will provide debris removal services on behalf of the customer in accordance with the terms and conditions of this agreement at the following aquatic site:

Five (5) preserve areas (Approximately 26 acres total area) located at Landmark At Doral, in Dade County, Florida.

2. Customer agrees to pay ARMI the following amount during the term of this agreement for these specific waterway management services:

Debris Removal	\$215.00 / bi-monthly
Management Reporting	Included

Six (6) visits per year

Debris will be defined as individual bottles, cups cans, paper and other items not natural to the shoreline aquatic environment. We are not equipped to remove large items or quantities of dumped debris that are not easily handled by our workboat. No vegetation of any kind is included.

3. Schedule of payment: First month's payment shall be due and payable upon execution of this agreement; the balance shall be payable in advance in equal bi-monthly installments.
4. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.
5. ARMI agrees to use only products that have been shown to present a wide margin of safety for Florida fish and wildlife.

- 6. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail; return receipt requested, to ALLSTATE RESOURCE MANAGEMENT, INC., 6900 SW 21st Court, Unit #9, Davie, Florida 33317. CUSTOMER agrees to pay for all services rendered by ARMI to date of termination of contract. ARMI reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products and fuel.
- 7. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.
- 8. Addendums: See attached map, survey and report (where applicable).
 - A. Additional work as requested by customer such as physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra service work will be invoiced separately at our current hourly equipment and labor rates.
 - B. Debris will be defined as individual bottles, cups cans, paper and other items not natural to the shoreline aquatic environment. This does not include removal of vegetation of any kind including palm fronds, branches, leaves, mulch, or trees/shrubs. We are not equipped to remove large items or quantities of dumped debris that are not easily handled by our workboat. No vegetation of any kind is included.
 - C. CUSTOMER is responsible for providing access to the lakefront for workboat launch.
- 10. Proof of insurance included.
- 11. This agreement constitutes the entire agreement of ARMI and the CUSTOMER. No oral or written alterations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both ARMI and CUSTOMER.

ALLSTATE RESOURCE MANAGEMENT, INC. CUSTOMER ACCEPTANCE: The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge that they are authorized to execute this document.

ALLSTATE (Signature)

CUSTOMER (Signature)

NAME / TITLE (Printed)

NAME / TITLE (Printed)

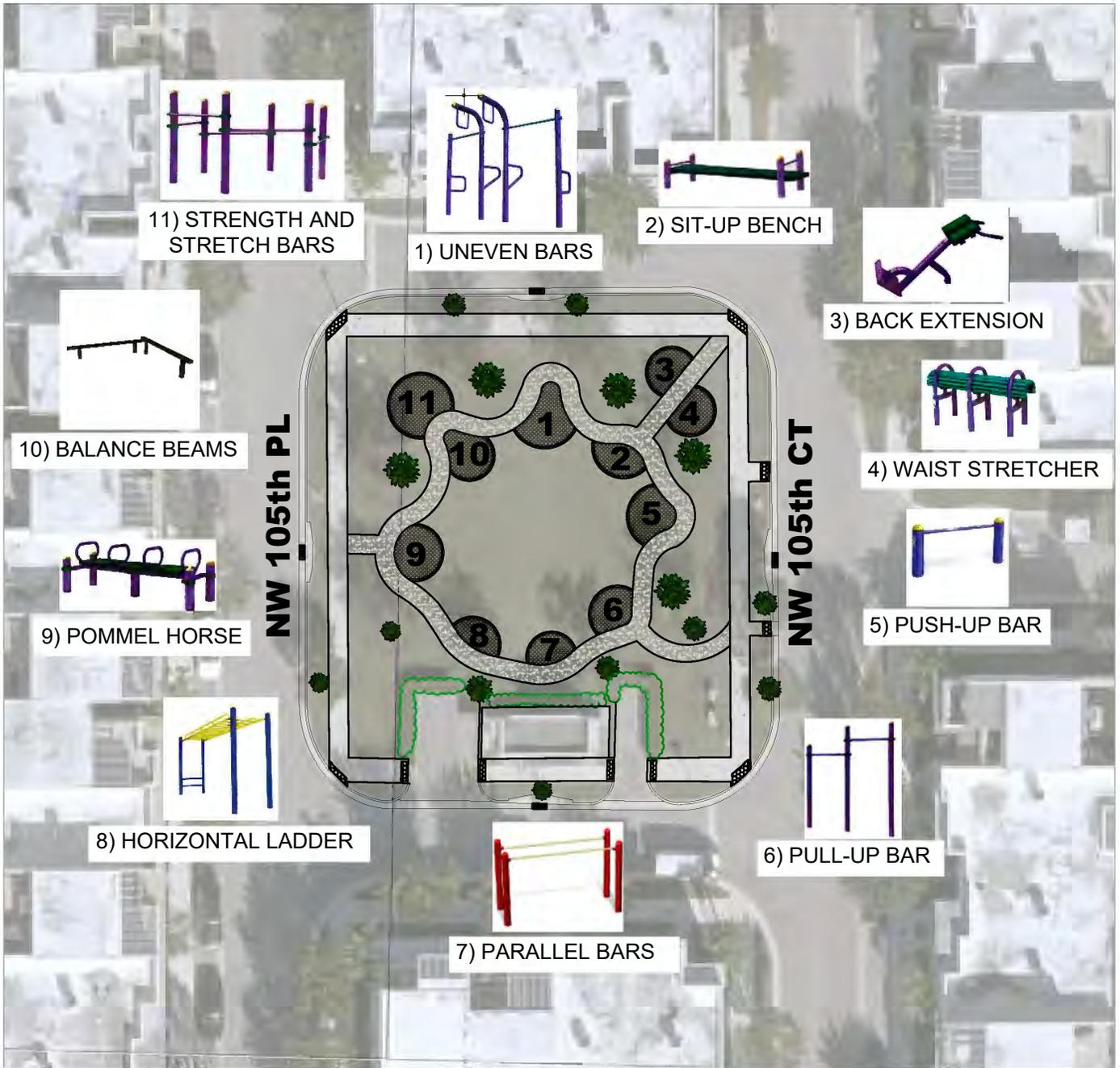
DATE

DATE

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3F

EXERCISE PARK PRELIMINARY EXHIBIT

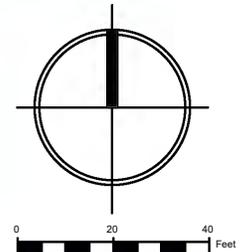


LEGEND:

- RUBBER SURFACING: 
- OPTIONAL MATERIAL (RUBBER OR CONCRETE): 

NOTES:

1. ALL EQUIPMENT TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
2. RECYCLED, 20" SQUARE MATS OR RUBBER SURFACING POURED ON BASE MATERIAL AT EQUIPMENT LOCATIONS



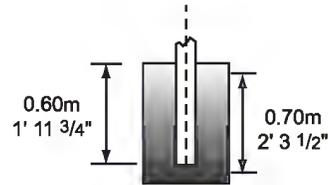
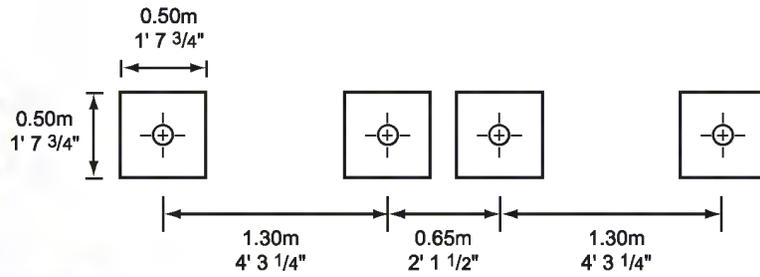
ALVAREZ ENGINEERS, INC.

LANDMARK AT DORAL CDD
LANDMARK AT DORAL - CDD PROPERTIES

1

UNEVEN BARS**OUTDOOR FITNESS**

Installation Support
(877) 517-2200 or (719) 488-3812
support@outdoor-fitness.com

**Weight**

Net Weight	150.2 kgs.	331.4 lbs.
Ship Weight	158.0 kgs.	348.2 lbs.

Dimensions (installed above surface)

Length	3.5 m	11' 4"
Width	1.1 m	3' 6"
Height	2.7 m	8' 10-1/4"

Notes:

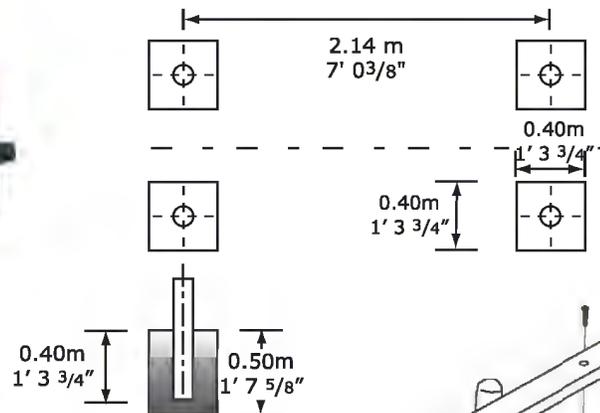
Height of the horizontal bars can be lowered by adding to the depth of the footings. Distance between the dip bars can be adjusted with the distance between the two center posts.

2

SIT-UP BENCH**OUTDOOR FITNESS**

Installation Diagram

(877) 517-2200 or (719) 488-3812
support@outdoor-fitness.com

**Weight**

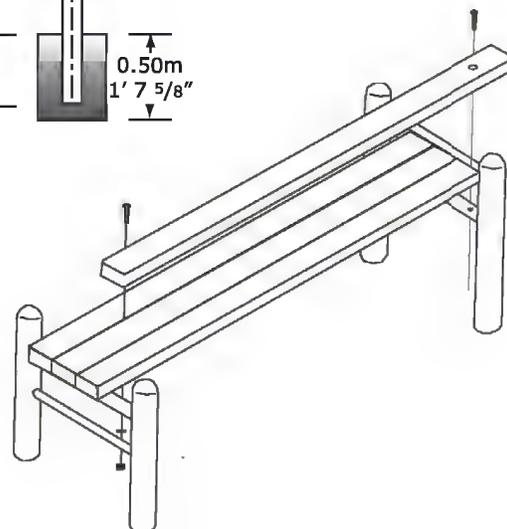
Ship Weight	61.7 kgs.	114 lbs.
-------------	-----------	----------

Dimensions (installed)

Length	2.40 m	7' 10 1/2"
Width	0.74 m	2' 5 1/8"
Height	0.65 m	2' 1 1/2"

NOTE:

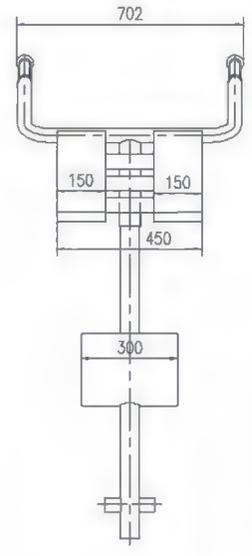
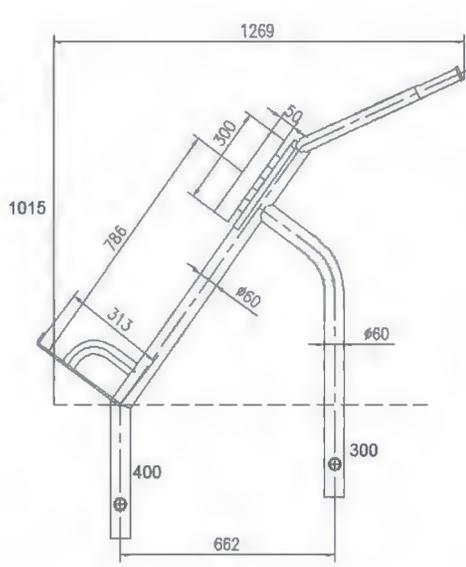
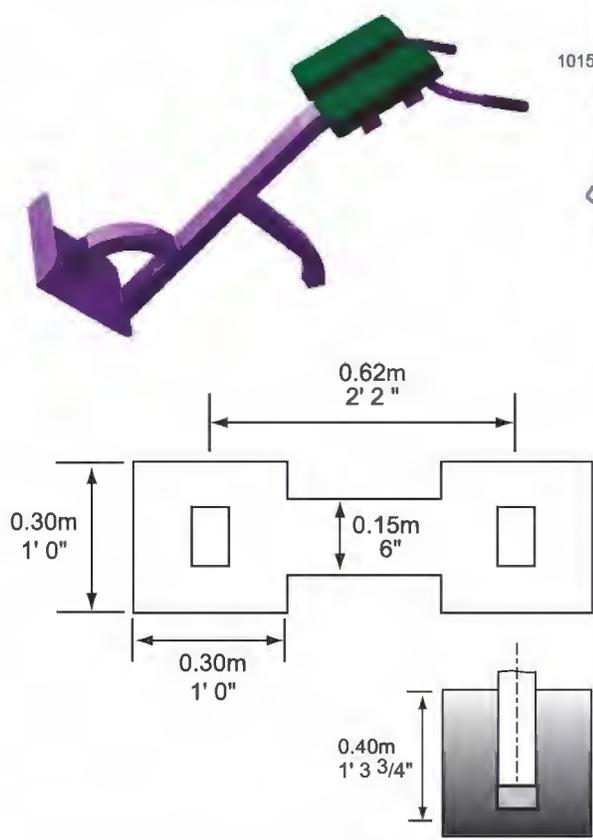
Assemble the Sit-up Bench fully before placing into concrete footings.



3

BACK EXTENSION

Installation Measurements



Weight		
Net Weight	23.0 kgs.	50.7 lbs.
Ship Weight	25.0 kgs.	55.1 lbs.
Dimensions (installed)		
Length	1.27 m.	4' 2"
Width	0.7 m.	2' 3 1/2"
Height	0.6 m.	1' 11 1/2"

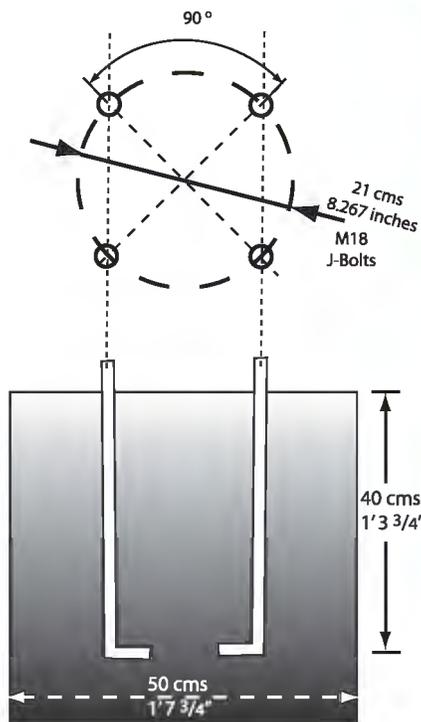
4

WAIST STRETCHER

Installation Drawing

OUTDOOR FITNESS

(877) 517-2200 or (719) 488-3812
outdoor-fitness@outdoor-fitness.com



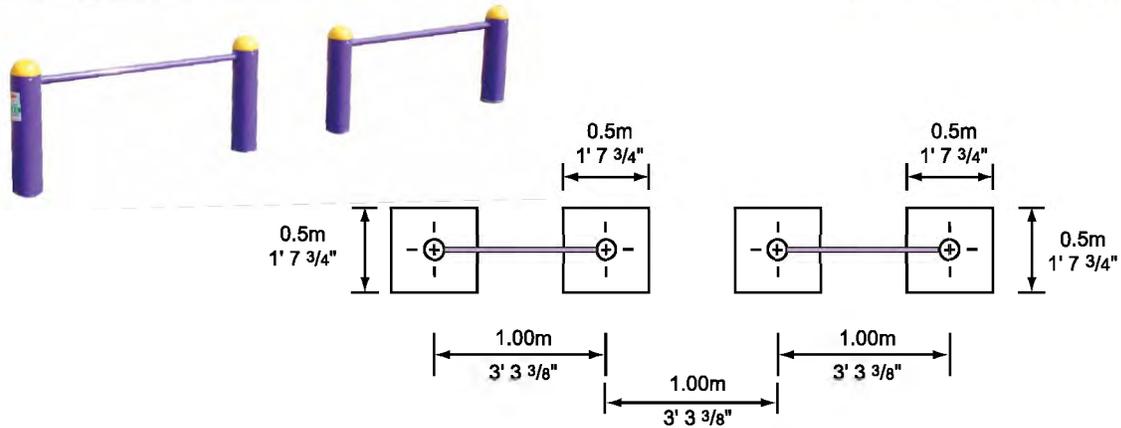
5

PUSH-UP BARS

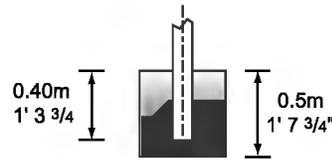
Installation Diagram

OUTDOOR FITNESS

(877) 517-2200 or (719) 488-3812
support@outdoor-fitness.com



Weight		
Net Weight	39.0 kgs.	86 lbs.
Ship Weight	40.0 kgs.	88.2 lbs.
Dimensions (above surface)		
Length	3.00 m	9' 10 1/8"
Post Diameter	0.115 m	4 1/2"
Height	32 cms	1' 0 1/2"



Note:

Distance between bar sets, shown here as 1 meter, can be adjusted based on customer's preference.

6

HORIZONTAL / PULL-UP BARS

Installation Drawing (dimensions in mm)

OUTDOOR FITNESS

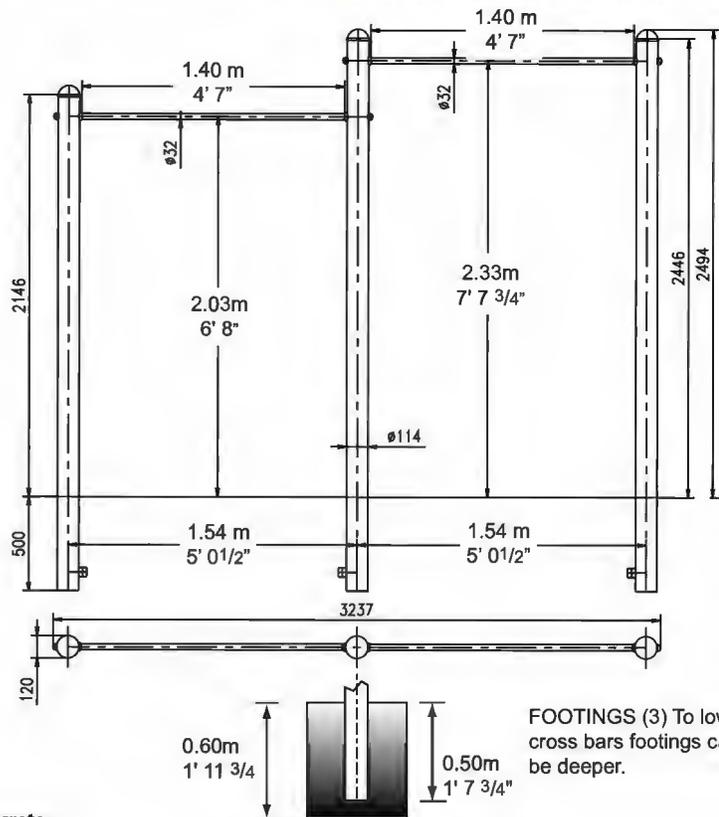
(877) 517-2200 or (719) 488-3812
support@outdoor-fitness.com



Weight		
Net Weight	96.0 kgs.	211.6 lbs.
Ship Weight	96.5 kgs.	212.7 lbs.
Dimensions (above surface)		
Length	2.4 m	10' 7 3/4"
Post Diameter	0.115 m	4 1/2"
Height (from ground)	2.4 m	8' 2"

Note:

Assemble the crossbars before fixing the uprights in concrete.

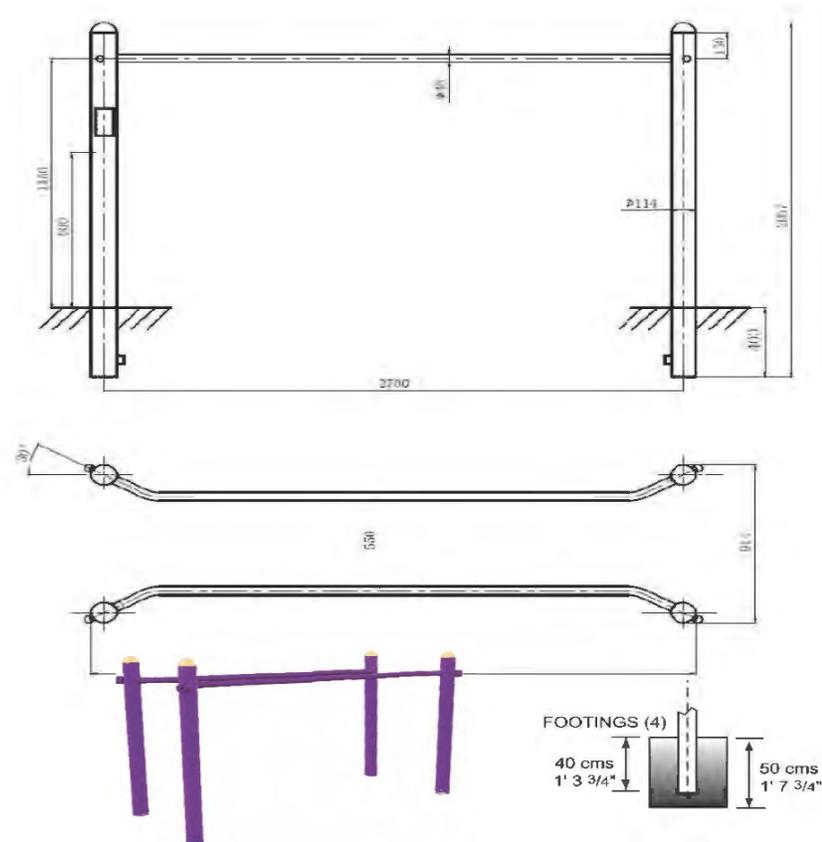


7

PARALLEL BARS OUTDOOR FITNESS

Installation Drawing

(877) 517-2200 or (719) 488-3812



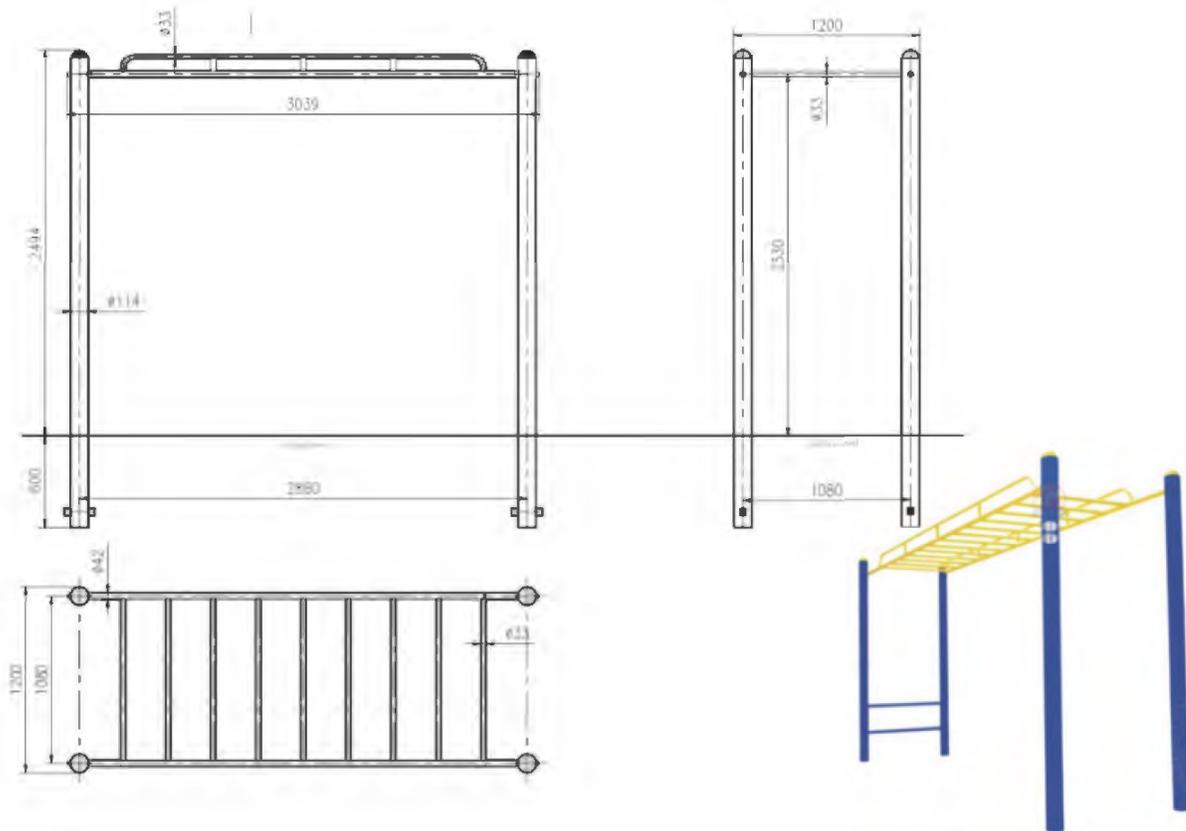
8

HORIZONTAL LADDER OUTDOOR FITNESS

Installation Drawing

OUTDOOR FITNESS

(877) 517-2200 or (719) 488-3812
support@outdoor-fitness.com



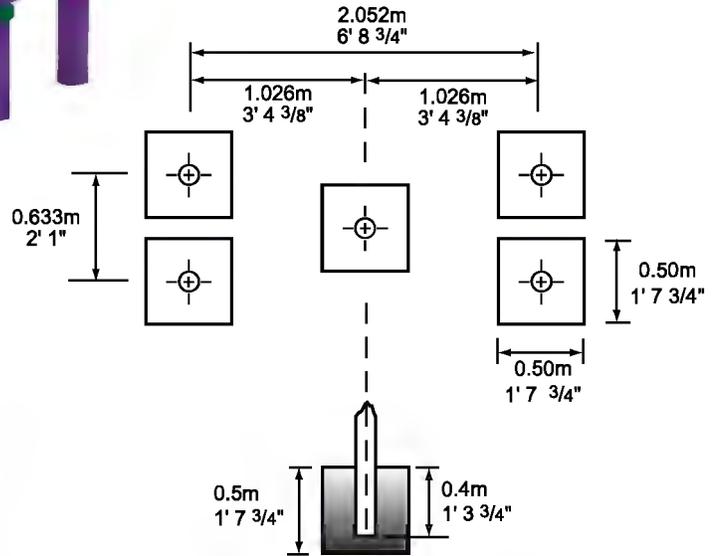
9

POMMEL HORSE

Installation Measurements

OUTDOOR FITNESS

(877) 517-2200 or (719) 488-3812
support@outdoor-fitness.com



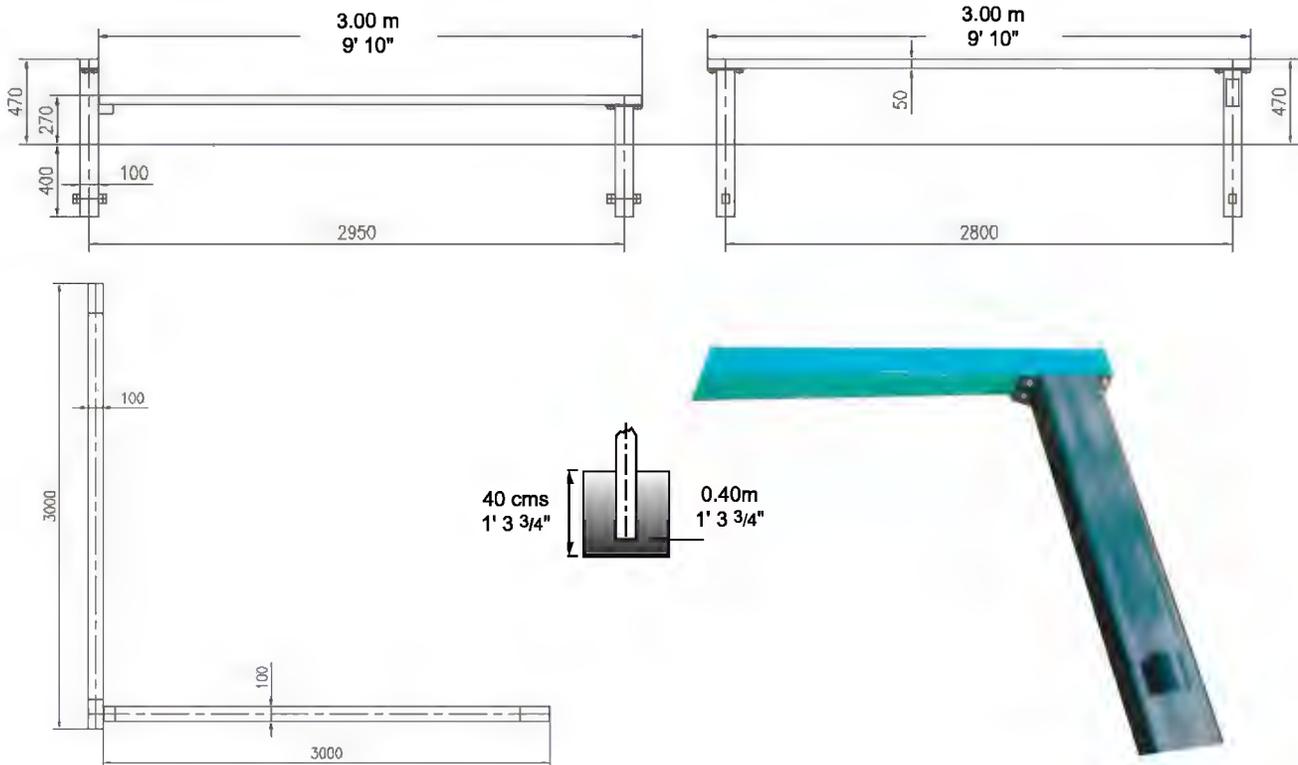
Weight:		
Net Weight	70.9 kgs.	156.3 lbs.
Ship Weight	73.7 kgs.	162.5 lbs.
Dimensions:		
Length	2.16 m	7' 1"
Width	0.75 m	2' 5 1/2"
Height	1.0 m	3' 3 3/8"

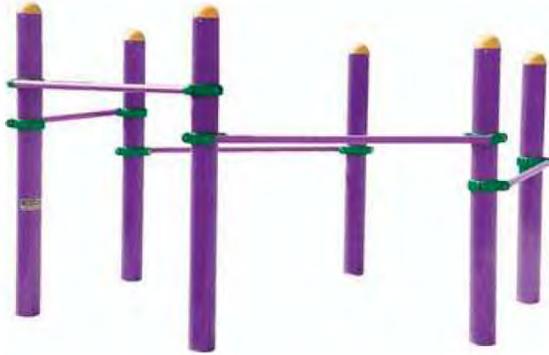
10

BALANCE BEAM

OUTDOOR FITNESS

Installation Support
(877) 517-2200 or (719) 488-3812
support@outdoor-fitness.com

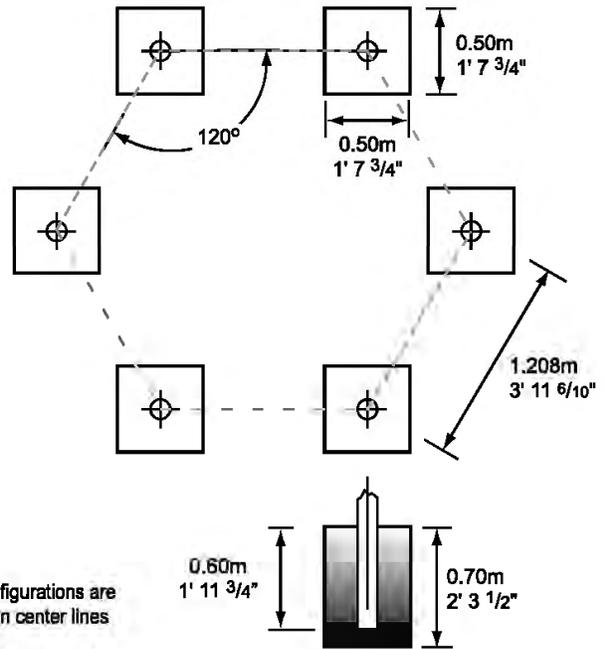




Weight		
Net Weight	85.5 kgs.	188.5 lbs.
Ship Weight	92.5 kgs.	204.0 lbs.
Dimensions (installed)		
Length	2.6 m	8' 4 1/2"
Width	2.6 m	8' 4 1/2"
Height	1.32 m	4' 3"

NOTES:

- 1.) Above configuration creates an hexagonal exercise area. Other configurations are possible providing that the footing dimensions and the distance between center lines are maintained.
- 2.) If surfacing material is used, the depth of the footings can be reduced by up to 6 cms, or equal to the thickness of the surfacing material.



**LANDMARK DORAL CDD
LANDMARK DORAL EXERCISE PARK**

10220 NW 66th STREET, DORAL, FLORIDA 33178

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Estimated Cost (\$)	
					Total	
CONSTRUCTION F&I - RUBBER SIDEWALK ALTERNATIVE						
1	Clearing & Grubbing	0.0364	AC	51,875.00	\$	1,888.25
2	Silt Fence (No Maintenance)	380	LF	3.10	\$	1,178.00
3	4" Limerock Base	1,620	SF	0.76	\$	1,231.20
4	Hot Pour Rubber for Sidewalk	1,620	SF	18.00	\$	29,160.00
5	Hot Pour Rubber for Equipment Areas	910	SF	18.00	\$	16,380.00
6	Concrete Curb Type B Modified (Conc. Collar)	240	LF	23.39	\$	5,613.60
Subtotals Totals					\$	55,451.05
1	Mobilization	10	%	5,545.11	\$	2,517.23
2	MOT	10	%	5,545.11	\$	2,517.23
3	Contingency	10	%	5,545.11	\$	2,517.23
Grand Totals					\$	63,002.74

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Estimated Cost (\$)	
					Total	
CONSTRUCTION F&I - CONCRETE SIDEWALK ALTERNATIVE						
1	Clearing & Grubbing	0.0364	AC	51,875.00	\$	1,888.25
2	Silt Fence (No Maintenance)	380	LF	3.10	\$	1,178.00
3	4" Limerock Base	1,620	SF	0.76	\$	1,231.20
4	4" Concrete Sidewalk	1,620	SF	7.45	\$	12,073.86
5	Concrete Curb Type B Modified (Conc. Collar)	240	LF	23.39	\$	5,613.60
6	Rubber Surfacing (Surface Compaction and Instalation)	910	SF	3.50	\$	3,185.00
Subtotals Totals					\$	25,169.91
1	Mobilization	10	%	5,545.11	\$	2,517.23
2	MOT	10	%	5,545.11	\$	2,517.23
3	Contingency	10	%	5,545.11	\$	2,517.23
Grand Totals					\$	32,721.60

Item Order	Description of Item	Quantity	Unit	Unit Price (\$/Unit)	Estimated Cost (\$)	
					Total	
INSTALLATION MATERIALS						
1	Exercise Equipment (Painted and Delivered)	1	LS	16,275.00	\$	16,275.00
2	Blue Eco-Sport 20"x20" Rubber Tiles (w/20% Discount)	1	LS	11,279.52	\$	11,279.52
Subtotals Totals					\$	27,554.52
Grand Totals					\$	27,554.52

Item Order	Description of Item	Quantity	Unit	Unit Price (\$/Unit)	Estimated Cost (\$)	
					Total	
LANDSCAPING						
1	Landscaping and Irrigation	1	LS	25,000.00	\$	25,000.00
2	Sod (St.Agustine)	1	LS	5,778.00	\$	5,778.00
Subtotals Totals					\$	30,778.00
Grand Totals					\$	30,778.00

ALVAREZ ENGINEERS, INC.
LANDMARK DORAL EXERCISE PARK
LANDMARK DORAL - CDD

EXERCISE MACHINE COST ESTIMATE



OUTDOOR-FITNESS, Inc.
P.O. Box 1470
Monument, CO 80132
(719) 488-3812
info@outdoor-fitness.com
www.outdoor-fitness.com

Quotation

ADDRESS

Alvarez Engineers
8935 NW 35 Lane, Suite 101
Doral, FL 33172 USA

SHIP TO

Alvarez Engineers
6502 NW 105th Pl
DORAL, FL 33178 USA

QUOTATION # 612-4776

DATE 02/06/2024

ACTIVITY	QTY	RATE	AMOUNT
Uneven Bars	1	1,479.00	1,479.00
Sit-Up Bench	1	844.00	844.00
Back Extension	1	444.00	444.00
Hip Twister	1	711.00	711.00
Push-Up Bar	1	350.00	350.00
Horizontal Bars / Pull-Up Bars	1	776.00	776.00
Horizontal Ladder	1	1,491.00	1,491.00
Strength and Stretch Bars	1	1,179.00	1,179.00
Parallel Bars	1	763.00	763.00
Pommel Horse	1	1,108.00	1,108.00
Balance Beam	1	647.00	647.00
Custom Color	1	1,500.00	1,500.00
SUBTOTAL			11,292.00
SHIPPING			4,983.00
TOTAL			\$16,275.00

Accepted By

Accepted Date

OUTDOOR-FITNESS, Inc.
P.O. Box 1470 Monument, CO 80132
Fax: 866-778-5153
www.outdoor-fitness.com

RUBBER TILE SPECIFICATIONS

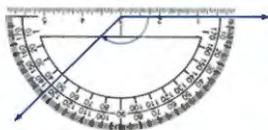
Eco-Sport Tiles (1")

Specifications
August 2021

Description:	This 1" thick eco-friendly flooring option has ample thickness to provide cushion and floor protection. Eco-Sport is an interlocking floor tile made from recycled tire crumb. Each tile is fabricated from thousands of these recycled granules molded into shape using a space age binder. Each tile offers superior underfoot cushion and pliability to lessen the shock on body joints from walking or running or to provide excellent surface protection by working as a buffer between floors and heavy equipment.
Material:	60% Post-Consumer Recycled Rubber Content
Gauge:	1 inch, Also available in ¾ inch
Size:	
Tiles	19.5"-inch x 19.5"-inch, 11lbs.
Ramps	3/8"-inch x 1"-inch x 6"-inch x 19.5"-inch Ramps, 2.5 lbs
Hardness:	60 Shore A
Available Colors:	Coal, Light Blue, Terra Cotta, Green
Applications:	Aerobic Room, Anti-Fatigue Rubber Mats, Assembly Lines, Attic Flooring, Banquet Halls, Barns, Basement Floor Tiles, Basketball Courts, Boat Decks, Cardio Decks, Children Play Mats, Cushioned Mats, Dog Training Mat, Equestrian Shows, Exercise Mats, Fast Food Facilities, Floor Protection, Garage Floor Tile, Golf Courses, Gym Equipment Mat, Health Clubs, Heavy Duty Mats, Home Gyms, Ice Rinks, Industrial Flooring Tiles, Inline Skating, Interlocking Mats, Locker Rooms, Martial Arts, Night Clubs, Padded Floors, Patios, Outdoor Tile, Play-Area Surfacing, Recycled Floors, Restaurants, Rock Climbing, Runways, Ski Lodges, Spike Protection, Sports Mat, Trade Shows, Training Mat, Vibration Reduction, Weight Rooms.
Unmatched Durability:	Eco-Sport Tiles are made with recycled rubber tire crumb. Tires are made to last outdoors in any weather condition and to endure stress on blacktop roads and highways for thousands of miles. Having gotten their main ingredients from tires, our Eco-Sport recycled rubber tiles have inherited the same durability and are designed to withstand the most abrasive conditions. This product is specifically designed and manufactured for durability.
Ramps	Although ramps are not a necessity for the installation of this product, they are available. The ramps bring the 1 inch height of the tile down to 1/4 inch. This is a great idea for entry points and allows wheeled equipment to access the surface of the floor more easily.
Permanent Installations:	Eco-Sport rubber floor tiles can be permanently adhered to any wood or concrete surface using the BASF CX-941 Adhesive. This adhesive has been tested and is approved for use with our Eco-Sport line of products. A step-by-step installation guide and floor preparation is available upon request or can be accessed on the web.
Temporary Installations:	A plastic connector pin is available for the 1" Eco-Sport Tiles. Connector Pins are 3" long and made of a hard plastic with ferruled edges. This interlocking flooring can be installed by pressing the plastic pin between the edges of the tiles. The 1" Eco-Sport Tile has two (2) holes on each of the four (4) sides of the tile. This allows for quick and easy installation for anyone!
Indoor / Outdoor:	Tire crumb is the main component of this rubber tile and has a high content of EPDM and other natural rubber products with excellent UV resistance. This quality makes the Eco-Sport Tiles excellent for indoor and outdoor applications.
Cleaning:	This interlocking floor mat can be cleaned indoors using any gentle cleaning product and a damp mop. Since it is interlocking it can be removed and cleaned more vigorously outdoors with a hose! If desired, a mild detergent can be used to sanitize the surface.
Recycled Floor:	Over 250 million rubber tires are discarded every year in the US, over one quarter of which currently end up in landfills. Putting these tiles on your playground floors, basement, home gym, or outdoor deck is a definitive "Green" statement.

California Prop 65:

 **WARNING:** Cancer and Reproductive Harm -
www.P65Warnings.ca.gov.



Rubber Cal



Specifications and/or prices are subject to change without prior notice.
© 2021 Rubber-Cal all rights reserved.
Rubber-Cal, Inc.
18424 Mt Langley St,
Fountain Valley, CA 92708
800-370-9152
www.rubbercal.com



"BLUE" COLOR RUBBER TILE COST ESTIMATE

Quote

Engineered Elastomers & Wear Parts
 18424 Mt. Langley St, Fountain Valley CA 92708
 www.rubbercal.com
 www.ducting.com
 800.370.9152 Phone: 714.772.3000
 Fax: 714.772.3088

Date	Quote #
2/8/2024	QL162955

Bill To

Ship To

Alejandro Aleman
 Alvarez Engineers, Inc.

Alvarez Engineers, Inc.

Sales Rep		Valid Thru	PO #	Ship Via	Terms	
Matthew W Figroid		3/9/2024			Prepaid	
QTY	Item Number	Description	Price	Units	Tax	Amount
378	03-209-LB	Eco-Sport 1" Tiles - Blue in Color "Materials: 60% Post-Consumer Recycled Rubber Thickness: 1 inch Tile Size: 19.5"-inch x 19.5"-inch, 11lbs. Ramp Size: 3/8"-inch x 1"-inch x 6"-inch x 19.5"-inch Ramps, 2.5 lbs Hardness: 60 Shore A Colors: Coal, Light Blue, Terra Cotta, Green"	37.05	each	Yes	14,004.90
	Discount		-20.00%		Yes	-2,800.98
1,512	05-101-EP	ECO-SAFETY PLASTIC PINS Notes MATERIAL CURRENTLY IN STOCK THE COLORS BLUE, GREEN, AND TERRA COTTA ARE AT THIS PRICE Shipping Instr... FREE SHIPPING IN THE CONTIGUOUS UNITED STATES	0.05	pc	Yes	75.60
Valid For 30 Days				Total	\$11,279.52	

*Upon the approval of credit, open account terms are Net 30 and past due thereafter.
 **All freight quotes and freight charges above are estimates and are subject to change without notice. All accessorial charges incurred by third party shipping firms, including fuel surcharges, are the responsibility of the consignee (i.e. client).

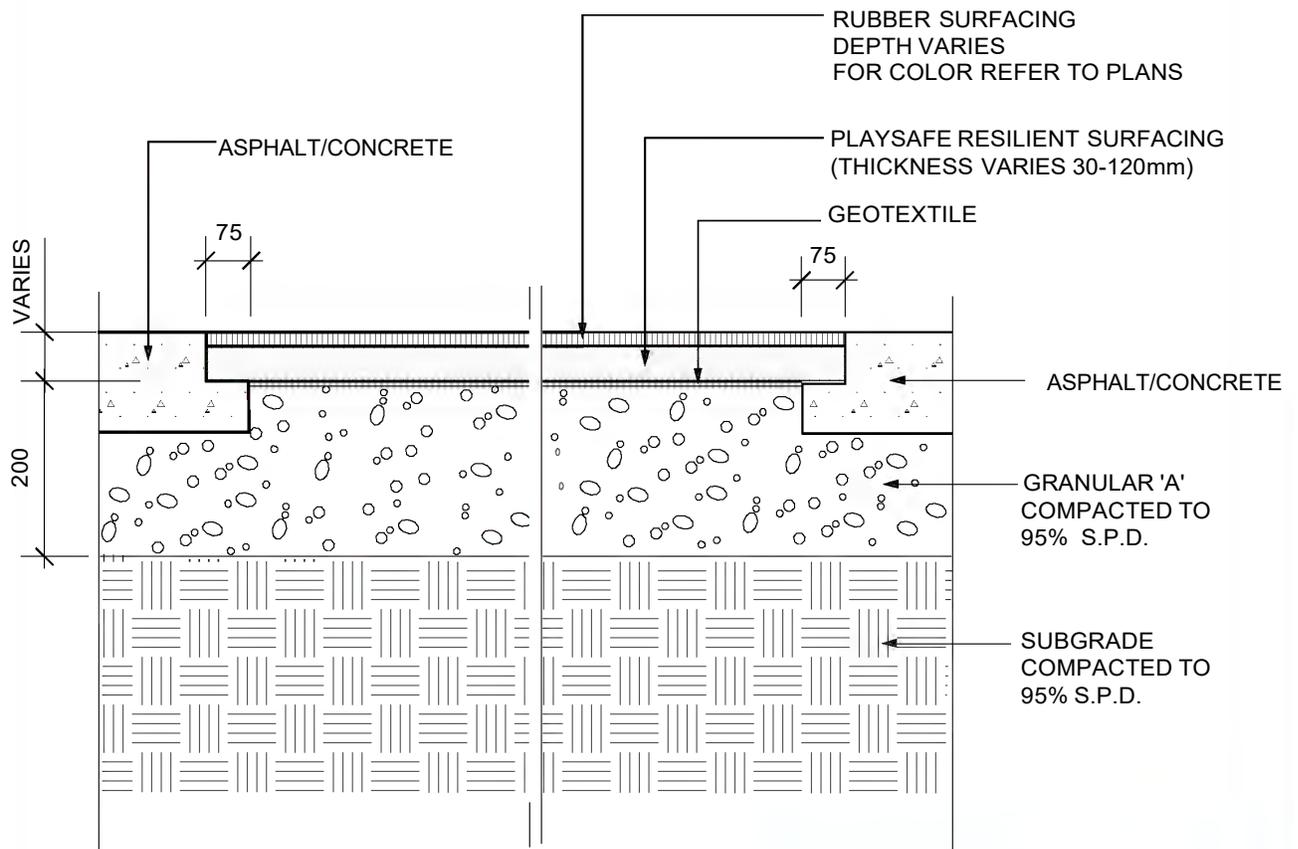


Figure 1

NOTE:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO PLAN FOR RUBBER SURFACE COLOUR.



Drawing title:

**RUBBERIZED SURFACE
RECESSED DETAIL**

Scale:

N.T.S.

Date:

APRIL 2013

Drawing no.

FD-3

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

31



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

November 15, 2023

Landmark at Doral CDD
Attn: Mr. Daniel Rom, District Manager
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Reference: Installation of Landscape Lighting & Receptacles – NW 66th St medians, NW 104 Path
Via: Email Only: romd@whhassociates.com

Dear Mr. Rom,

It is our pleasure to submit this proposal for the preparation of plans to install landscape lighting and receptacles along the medians on NW 66th Street, and on NW 104th Path, and process the permitting with the City of Doral. With this letter of engagement, we are offering Landmark at Doral Community Development District (CDD) the following scope of services:

1. **Design** (12 plan sheets estimated).
 - a. Medians along NW 66th Street.
 - i. Low/high voltage electrical design and calculations to include landscape lighting and receptacles.
 - ii. Utility coordination for points of service.
 - iii. Lighting manufacturer coordination.
 - iv. Conduct field visits for design.
 1. A thorough field visit will be performed to determine placement of light fixtures.
 - b. NW 104 Path.
 - i. Low/high voltage electrical design and calculations to include landscape lighting and receptacles.
 - ii. Load service calculations for existing and proposed load.
 - iii. Lighting manufacturer coordination.
 - iv. Photometric Analysis.
 1. This analysis will guide the implementation of appropriate lighting levels and controls, aligning with industry standards and local regulations.
 - v. Conduct field visits for design.
 1. A thorough field visit will be performed to determine placement of light fixtures.
2. **Contractor Bids.**
 - a. Submit approved plans for proposals.
 - b. Field meetings to discuss scope.
 - c. Review and vet contractor bids for recommendation to submit to the CDD Board.



10305 NW 41 Street, Suite 103 Doral, FL 33178
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

3. Permitting.

- a. Prepare/submit permit applications to the City of Doral.
- b. Review/implement the City’s comments and obtain permit approvals.

4. Post Design.

- a. Coordinate pre-construction meetings.
- b. Field inspections.
- c. Project closeout.
 - i. Prepare punch list items for contractor as needed.
 - ii. Request City inspections.
 - iii. Permit closeout.
 - iv. Submit as-built plans for records.

5. Compensation. Our estimated fee for items 1 through 4 will be **\$25,935.00** as indicated below. Should the permitting and post design items exceed the estimated number of hours below, the excess will be billed to the District on an hourly basis in accordance with the hourly rates listed in Schedule “A”.

- a. Breakdown of Fees.
 - i. **12 Plan Sheets (112 hours).**
One Cover Sheet (4 hours).
One General Notes Sheet (4 hours).
Six Lighting Plan Sheets (80 hours).
Two Panel Schedule sheets (12 hours).
Two Service Riser Diagram sheets (12 hours).
 - ii. **Field review (8 hours).**
 - iii. **Permitting (12 hours).**
 - iv. **Post Design (32 hours).**

Total hours (164) at Electrical Engineer Rate (\$135) = \$22,140.00
 Include 8 hours for CADD Tech (\$100) as needed = \$800.00
 Include 8 hours for Principal Engineer (\$220) = \$1760.00
 Total estimated costs = \$24,700.00
 5% Contingency = \$1,235.00
Total estimated costs plus contingency \$25,935.00

Invoices will be submitted at 30%, 60% and 100% completion of item 1, and monthly for items 2 through 4.

Please acknowledge acceptance of this agreement by signing below. We look forward to working with Landmark at Doral on this project.

DocuSigned by:

91E21FBBCEDD4E0...

Juan R. Alvarez, President

For the District

Schedule “A”

Alvarez Engineers, Inc.

2023 Hourly Personnel Billing Rates

Principal	\$ 220.00 / Hour
Professional Engineer with 20+ years of post-registration experience	
Senior Engineer	\$ 185.00 / Hour
Professional Engineer with 10+ years of post-registration experience	
Engineer 2	\$ 160.00 / Hour
Professional Engineer with 5+ years of post-registration experience	
Engineer 1	\$ 140.00 / Hour
Professional Engineer with 0+ years of post-registration experience	
Electrical Engineer	\$ 135.00 / Hour
Electrical Engineer with 2+ years of post-graduate experience	
Engineer Intern	\$ 130.00 / Hour
Entry level with engineering degree; Engineering Intern License	
Senior Designer	\$ 110.00 / Hour
15+ years of design experience, non-registered	
CADD/Computer Technician	\$ 100.00 / Hour
Design and Drafting with 1+ year of experience	
Senior Engineering Technician	\$ 95.00 / Hour
5+ years of experience	
Engineering Technician	\$ 90.00 / Hour
Entry level, with 0-4 years of experience	
Senior Administrative	\$ 95.00 / Hour
Degreed executive assistant with 8+ years of experience	
Administrative	\$ 60.00 / Hour
Secretary / Clerical	

*Billing Rates subject to change on the anniversary of this agreement

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3K

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

Jonathan S. Marcus, Esq.
Holland & Knight, LLP
515 East Las Olas Boulevard, Suite 1200
Fort Lauderdale, FL 33301

Folio Nos.: 35-3017-038-5310; 35-3017-038-5320; 35-3017-047-1150;
and 35-3017-047-1160

QUITCLAIM DEED

THIS QUITCLAIM DEED is made effective this ____ day of February, 20124, between LENNAR HOMES, LLC, a Florida limited liability company, whose address is 5505 Blue Lagoon Drive, 5th Floor, Miami, FL 33126 (“Grantor”), and LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o FL Wrathell, Hunt & Associates, Inc., 6131 Lyons Road, Suite 100, Coconut Creek, Florida 33073 (“Grantee”).

NOW, THEREFORE, Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does hereby remise, release and quitclaim unto Grantee and Grantee's successors and assigns forever, all the right, title, interest, claim and demand that Grantor has in and to the following described parcels of land, situate, lying and being in the County of Miami-Dade and State of Florida, to wit:

See **Exhibit A** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee and Grantee's successors and assigns forever, and "as is" without any representations or warranties, express or implied, in fact or by law, as to the condition or fitness of the property conveyed hereto and improvements thereon.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.

SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, Grantor has hereto set its hand and seal the day and year first above written.

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

Print Name:
Address: _____

Print Name:
Address: _____

By: _____

STATE OF FLORIDA)
) SS.:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this ____ day of February, 2024, by _____, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced _____ as identification on behalf of the company.

My commission expires:

NOTARY PUBLIC, State of Florida at Large

EXHIBIT A

Legal Description

Tracts X1 and W1 of, LANDMARK AT DORAL, according to the Plat thereof as recorded in Plat Book 170, Page(s) 59, of the Public Records of MIAMI-DADE County, Florida.

AND

Tracts N AND O of, LANDMARK AT DORAL CENTRAL, according to the Plat thereof as recorded in Plat Book 172, Page(s) 88, of the Public Records of MIAMI-DADE County, Florida.

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE ME, the undersigned authority, personally appeared _____
("Affiant"), who upon being first duly sworn by me on oath, says:

1. That Affiant is a Vice President of LENNAR HOMES, LLC, a Florida limited liability company ("Owner").

2. That Owner is the owner of the following-described property ("Property"):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

3. That there has been no labor performed or materials furnished on or about the Property for the past ninety days for which payment has not as yet been made and that there are no mechanics', materialmen's or laborers' liens against the Property.

4. That the Owner is the only party in possession of the Property.

5. That at the time of the execution of this Affidavit there are no matters pending against Owner that could give rise to a lien that would attach to the Property between January 25, 2024, at 8:00 a.m. and the recording of the Quit-claim Deed from Owner to LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes the ("CDD") and further that Owner has not executed, and covenants not to execute, any instrument that would adversely affect title to the Property.

6. That this Affidavit is made for the purpose of inducing the CDD to accept the Quit-claim Deed with respect to the Property.

LENNAR HOMES, LLC,
a Florida limited liability company,

By: _____

Print Name: _____

Title: Vice President

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of February, 2024, by _____, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT "A"

Tracts X1 and W1 of, LANDMARK AT DORAL, according to the Plat thereof as recorded in Plat Book 170, Page(s) 59, of the Public Records of MIAMI-DADE County, Florida.

AND

Tracts N AND O of, LANDMARK AT DORAL CENTRAL, according to the Plat thereof as recorded in Plat Book 172, Page(s) 88, of the Public Records of MIAMI-DADE County, Florida.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/04/2024

PROPERTY INFORMATION	
Folio	35-3017-047-1150
Property Address	0 , FL
Owner	LENNAR HOMES LLC
Mailing Address	730 NW 107 AVE #300 MIAMI, FL 33172
Primary Zone	4802 TRADITIONAL NBHD DISTRICT
Primary Land Use	0951 COMMON AREAS
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Community Development District	Exemption			

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
LANDMARK AT DORAL CENTRAL
PB 172-088 T-23824
TR N (LANDSCAPE COMMON AREA)
LOT SIZE 5328 SF M/L
FAU 35 3017 038 2040-2100 & 2180

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/04/2024

PROPERTY INFORMATION	
Folio	35-3017-047-1160
Property Address	0 , FL
Owner	LENNAR HOMES LLC
Mailing Address	730 NW 107 AVE #300 MIAMI, FL 33172
Primary Zone	4802 TRADITIONAL NBHD DISTRICT
Primary Land Use	0951 COMMON AREAS
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Community Development District	Exemption			

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
LANDMARK AT DORAL CENTRAL
PB 172-088 T-23824
TR O (LANDSCAPE COMMON AREA)
LOT SIZE 6006 SF M/L
FAU 35 3017 038 2040-2100 & 2180

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/04/2024

PROPERTY INFORMATION	
Folio	35-3017-038-5320
Property Address	0 , FL
Owner	LENNAR HOMES LLC
Mailing Address	730 NW 107 AVE #300 MIAMI, FL 33172
Primary Zone	4802 TRADITIONAL NBHD DISTRICT
Primary Land Use	9751 PVT PARK -REC AREA -ROADWAY : COMMON AREA
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Community Development District	Exemption			

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
LANDMARK AT DORAL
PB 170-059 T-22078
TR X1 (ENTRY FEATURES)
LOT SIZE 2955 SQFT M/L
FAU 35 3017 001 0240 0250 & 0365

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/04/2024

PROPERTY INFORMATION	
Folio	35-3017-038-5310
Property Address	0 , FL
Owner	LENNAR HOMES LLC
Mailing Address	730 NW 107 AVE #300 MIAMI, FL 33172
Primary Zone	4802 TRADITIONAL NBHD DISTRICT
Primary Land Use	9751 PVT PARK -REC AREA -ROADWAY : COMMON AREA
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Community Development District	Exemption			

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
LANDMARK AT DORAL
PB 170-059 T-22078
TR W1 (ENTRY FEATURES)
LOT SIZE 2876 SQFT M/L
FAU 35 3017 001 0201 & 0280 0290

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3L

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE MIAMI-DADE COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Landmark at Doral Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Miami-Dade County, Florida; and

WHEREAS, the Board of Supervisors ("Board") of Landmark at Doral Community Development District seeks to implement section 190.006(3), Florida Statutes, and to instruct the Miami-Dade County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("General Election").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Odel Torres, Seat 4, currently held by Su-Wun Bosco Leu, and Seat 5, currently held by Todd Patterson, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District’s Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 21ST DAY OF FEBRUARY, 2024.

**LANDMARK AT DORAL COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE
LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Landmark at Doral Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Miami-Dade County Elections Department located at 2700 NW 87 Avenue, Miami, Florida 33172, (305) 499-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Landmark at Doral Community Development District has two seats up for election, specifically seats 1, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, in the manner prescribed by law for general elections.

For additional information, please contact the Miami-Dade County Supervisor of Elections.

District Manager
Landmark at Doral Community Development District

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3M

MEMORANDUM

TO: District Manager

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

DATE: January 19, 2024

RE: Required Ethics Training and Financial Disclosure

Ethics Training

This memorandum serves as a reminder that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws.

Deadlines & Recordkeeping

The deadline to complete training for this calendar year is December 31, 2024. There is no requirement to submit proof that you have completed the training. However, the Florida Commission on Ethics recommends that Supervisors maintain a record of all completed trainings, including the date and time of completion. This documentation may be useful if Supervisors are ever required to provide evidence of training completion. The training is a calendar year requirement and corresponds to the form year. Therefore, Supervisors will report their 2024 training when filling out their Form 1 for the 2025 year.

Links to Online Training

[Public Meetings and Public Records Law \(2-Hour Audio Presentation\)](#). This presentation is audio only and is offered by the Office of the Attorney General. This presentation covers public records and Florida public records law. The presentation can be accessed for free. Completing this presentation will satisfy 2 of the 4 hours of required ethics training.

[State Ethics Laws for Constitutional Officers & Elected Municipal Officers](#). This training is presented by the Florida Commission on Ethics. The training is an overview of Florida's Ethics Code (Part III, Chapter 112, and Article II, Section 8, Florida Constitution) geared toward Constitutional Officers and Elected Municipal Officers. Topics covered include gifts, voting conflict, misuse of office, prohibited business relationships, conflicting employment relationships, revolving door, and Amendment 12. This presentation can be accessed for free. Completing this training will satisfy 2 of the 4 hours of required ethics training.

[State-Mandated Continuing Education in Ethics](#). This class is presented by the Florida League of Cities. The class covers Chapter 112 of Florida’s Ethics Code (2 Hours) and Florida Public Records and Public Meetings Law (2 Hours). To take this class, you must register for it, however there is no registration fee. Completing this class will meet your ethics training requirement.

[“4-Hour Ethics Course”](#). The “4-Hour Ethics Course” is available online and presented by the Florida Institute of Government. There are three sessions. Session 1 covers Florida’s Public Records Laws (1 hour), session 2 covers Florida Government in the Sunshine Law (1 hour), and session 3 covers Florida’s Ethics Laws (2 hours). The registration fee is \$79. Completing this entire course will meet your ethics training requirement.

[Sunshine Law, Public Records and Ethics for Public Officers and Public Employees 2023](#). This seminar is offered by the Florida Bar. This seminar covers sunshine law and public records; true stories of excess corruption in the ethics world; navigating Florida public records law, privacy, ethics and social media; complaints, misuse, anti-nepotism and voting; ethics during and after public service: conflicting contractual relationships & revolving door restrictions; gifts bribes, honoraria, and expenditures. The cost for this seminar is \$280. Completing this entire seminar will meet your ethics training requirement. Those Supervisors or Officers who are members of the Florida Bar may wish to purchase this option as Continuing Legal Education Credits can be earned.

We will notify you directly or through the District Manager’s office if and when other training opportunities become available.

Form 1 or Form 6

Section 8, Article II of the Florida Constitution requires constitutional officers and certain elected public officials to file a Form 6. In the last session, the legislature expanded the requirements to include *elected members of municipalities*. Independent special district officials remain exempt from the requirement to file a Form 6. Elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts (including community development districts) are required to file Form 1.

For this year’s filing requirement, a completed Form 1 must be submitted prior to July 1, 2024 using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via the link at [Login - Electronic Financial Disclosure Management System \(floridaethics.gov\)](https://floridaethics.gov). You will no longer be able to file your completed Form 1 through your local Supervisor of Elections office.

If you have any questions or need additional information about ethics training requirements or financial disclosure, please do not hesitate to contact our office.

2023 Form 1 - Statement of Financial Interests

General Information

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

County: SAMPLE COUNTY

PID SAMPLE

AGENCY INFORMATION

Organization	Suborganization	Title
SAMPLE	SAMPLE	SAMPLE

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500). (Major sources of income to the reporting person)
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Location/Description

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000) (If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates

2023 Form 1 - Statement of Financial Interests

Liabilities

LIABILITIES (Major debts valued over \$10,000):
(If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write "none" or "n/a")

Business Entity # 1

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

E-FILED SAMPLE

Signature of Filer

Digitally signed:

Filed with COE:

E-FILING SAMPLE

2023 Form 1 - Statement of Financial Interests

Filed with COE: 01/05/2024

General Information

Name: Mr Thomas Dean Zimmerman

Address: 6233 Dolostone Drive, Lakeland, FL 33811

PID 305031

County: Polk

AGENCY INFORMATION

Organization	Suborganization	Title
Towne Park Community Development District	Board of Supervisors	Assistant Secretary

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity
DFAS	8899 E 56th Street, Indianapolis, IN	Military Retired Pay
Social Security Administration	550 Commerce Dr., Lakeland FL 33813	Social Security Retired Pay

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source
N/A			

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Location/Description
N/A

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000) (If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates
Mutual Funds	Edward Jones
401K	General Dynamics Information Technology

Liabilities

LIABILITIES (Major debts valued over \$10,000):
 (If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor
Lakeview Flagstar Bank	PO Box 619063, Dallas, TX 75261-9063

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
 (If you have nothing to report, write "none" or "n/a")

Business Entity # 1
N/A

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

Signature of Filer

Thomas Dean Zimmerman

Digitally signed: 01/05/2024

Filed with COE: 01/05/2024

2023 Form 1 Instructions Statement of Financial Interests

Notice

The annual Statement of Financial Interest is due July 1, 2024. If the annual form is not submitted via the electronic filing system created and maintained by the Commission September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

When To File:

Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2023.

Who Must File Form 1

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[Required by s. 112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3N



**Landmark at Doral Homeowner's Association
10220 NW 66th Street
Doral, FL 33178
786-310-2120**

The Board has decided to terminate the District/Association Maintenance and Parking Agreement, signed on May 18, 2018 effective December 31, 2023. This Agreement was written without a clear termination clause for the Association, and only benefiting exclusively the District.

Under Section 10 - Terms of Agreement, "Unless terminated as otherwise permitted in this Agreement, the term of this agreement shall expire on midnight of September of the year that five (5) years following the year of the Effective Date first written above. Thereafter, unless otherwise terminate as provided for herein, the Agreement shall automatically renew for additional one (1) year periods".

Therefore, the Agreement was approved for a period of five (5) years, which ended on Sept 30th, 2023. We are now in the first yearly automatic extension which will end September 30, 2024.

The Association has not taken this decision lightly, but due to recent District decisions, such as cancelling the security assistance program without allowing us time to properly budget for the additional security service funds and furthermore, not approving invoices for major repairs (referred to under Section 5.0), the Association's budget has been adversely affected and we cannot longer support, without increasing the monthly dues, paying for the District's landscaping, maintenance, and other services to areas as specified in the Second Amendment , Revised Exhibit "A".

The Association requested from the current lawn company to provide two separate invoices, one for the Association and another for the District that covers for each responsible area.

In addition, the District will be responsible to pay for the electrical utilities, water utilities, lake maintenance, irrigation systems that support District areas as specified. There are also four (4) folio numbers (35-3017-047-1150, 35-3017-047-1160, 35-3017-038-5320, 35-3017-038-5310) that the District must add to their maintenance responsibility that still under Lennar ownership.

The District is also responsible for maintaining the median that divides NW 66th St, from NW 102th Ave west to NW 107th Ave.

There are two (2) concrete structures located in Track Q, Folio 35-3017-038-5250, that houses the garbage containers used by the condominiums, we can enter into a separate agreement to continue maintain these two structures.

The Association will continue maintaining those areas not covered under Exhibit "A" and are part of the ownership of the Association.

Based on Section 7.0 of the Agreement, the District has the right to invoice the Association for the monthly amount of the landscaping and other services, if there are insufficient funds allocated for the



monthly landscaping services and other services, or until such time that there is a new District approved budget.

If the District wishes for the Association to continue managing the day to day of the new District landscaping contract, the Association can offer to enter into a new agreement to continue the management portion of landscaping contract at no additional cost to the District.

In addition, the Association wishes to continue the District Parking Enforcement Services as specified under Section 4.0 of the Agreement, but under a new separate Parking Enforcement Agreement.

In Summary, based on Section 7 (B) "Default by Association"- Remedies, Default, and specific Performance - the Association has made the decision to terminate the Agreement effective midnight December 31, 2023.

Please feel free to contact me if you have any questions regarding this decision.

Sincerely,

Judy Calderon-Robles, LCAM

Property Manager

Landmark at Doral Homeowner's Association, Inc.

On behalf of the Board of Directors

Landmark at Doral Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

Attention: Landmark at Doral Homeowner's Association

1.16.2024

Via email to: Judy Calderon-Robles (jcalderon@castlegroup.com)

To Whom it May Concern:

This letter is in response to the memorandum emailed December 18, 2023 on behalf of the Landmark at Doral Homeowner's Association ("HOA") regarding the termination of the Maintenance Agreement between the HOA and Landmark at Doral CDD ("CDD").

As the CDD Board of Supervisors was unable to hold a Regular Meeting as scheduled on January 17, 2024 due to lack of quorum to discuss, consider and take action pertaining to the referenced memorandum; District Staff discussed the action taken by the HOA considering the lack of maintenance of CDD property in the interim.

In review, Section 10A of the Maintenance and Parking Enforcement Agreement Dated May 18, 2018 states, *'Unless terminated as otherwise permitted in this agreement, the term of this agreement shall expire on midnight of September 30th of the year that is five years following the year of the Effective Date first written above. Thereafter, unless otherwise terminated as provided herein, the agreement shall automatically renew for additional one-year periods.'*

As such, the CDD should have received notice of termination by the HOA on or before Midnight of September 30, 2023. As mentioned above, the termination notice was sent and received via email by the HOA Property Manager on December 18, 2023.

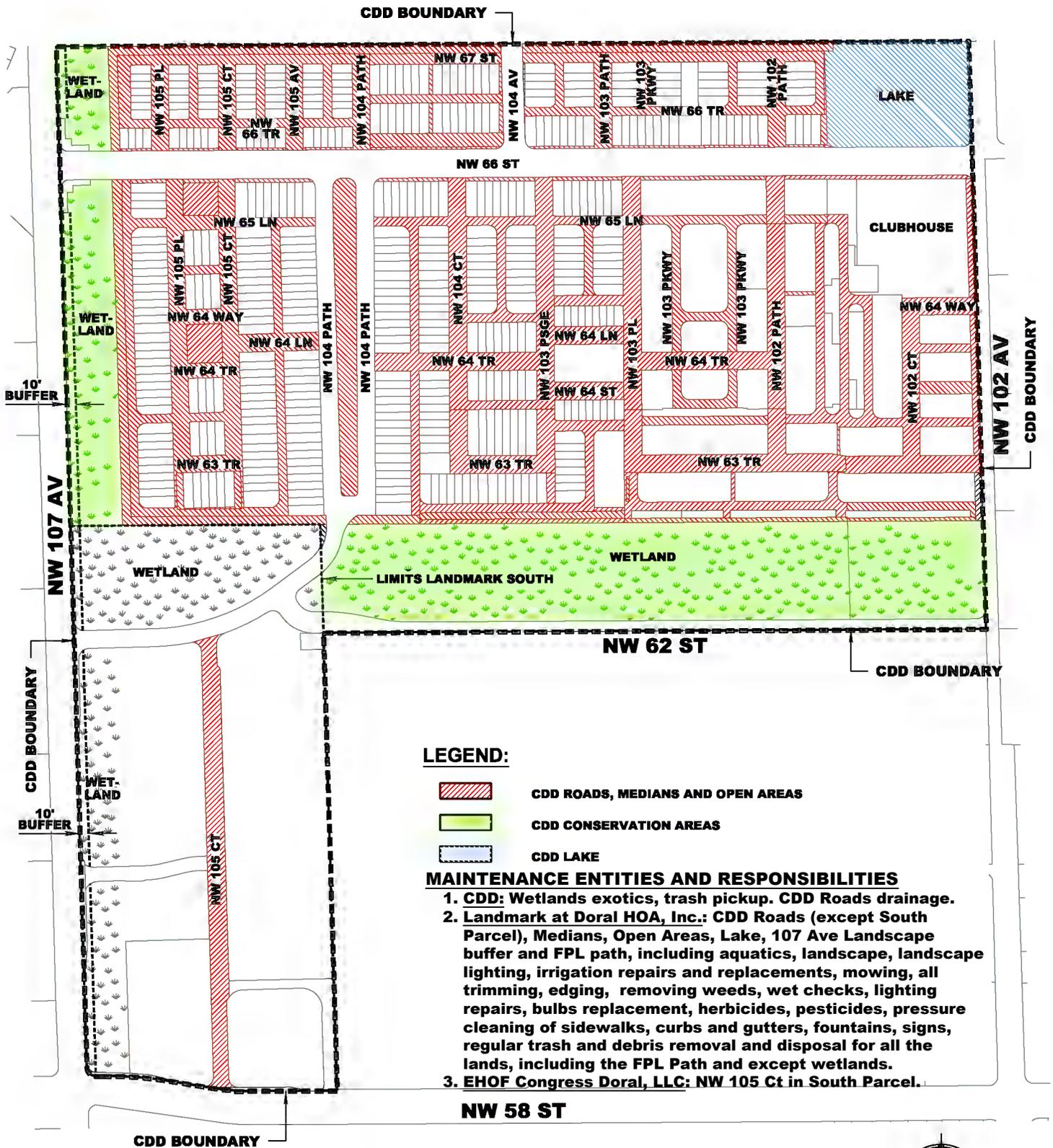
With that said, it is the CDD's belief and expectation that the HOA abide by the agreement and move forward with continued obligations and expectations pertaining to the agreement until September 30, 2024. We feel this is in the best interest of the community and will allow the CDD to consider the affected maintenance costs over the coming months to have an opportunity to budget accordingly in the next budget FY 2025 (beginning October 1, 2024).

We look forward to continuing to work with you for the betterment of the CDD, the HOA and its residents.

Sincerely,



Daniel Rom
District Manager

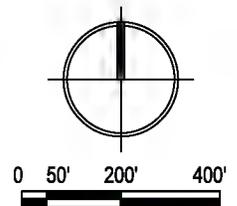


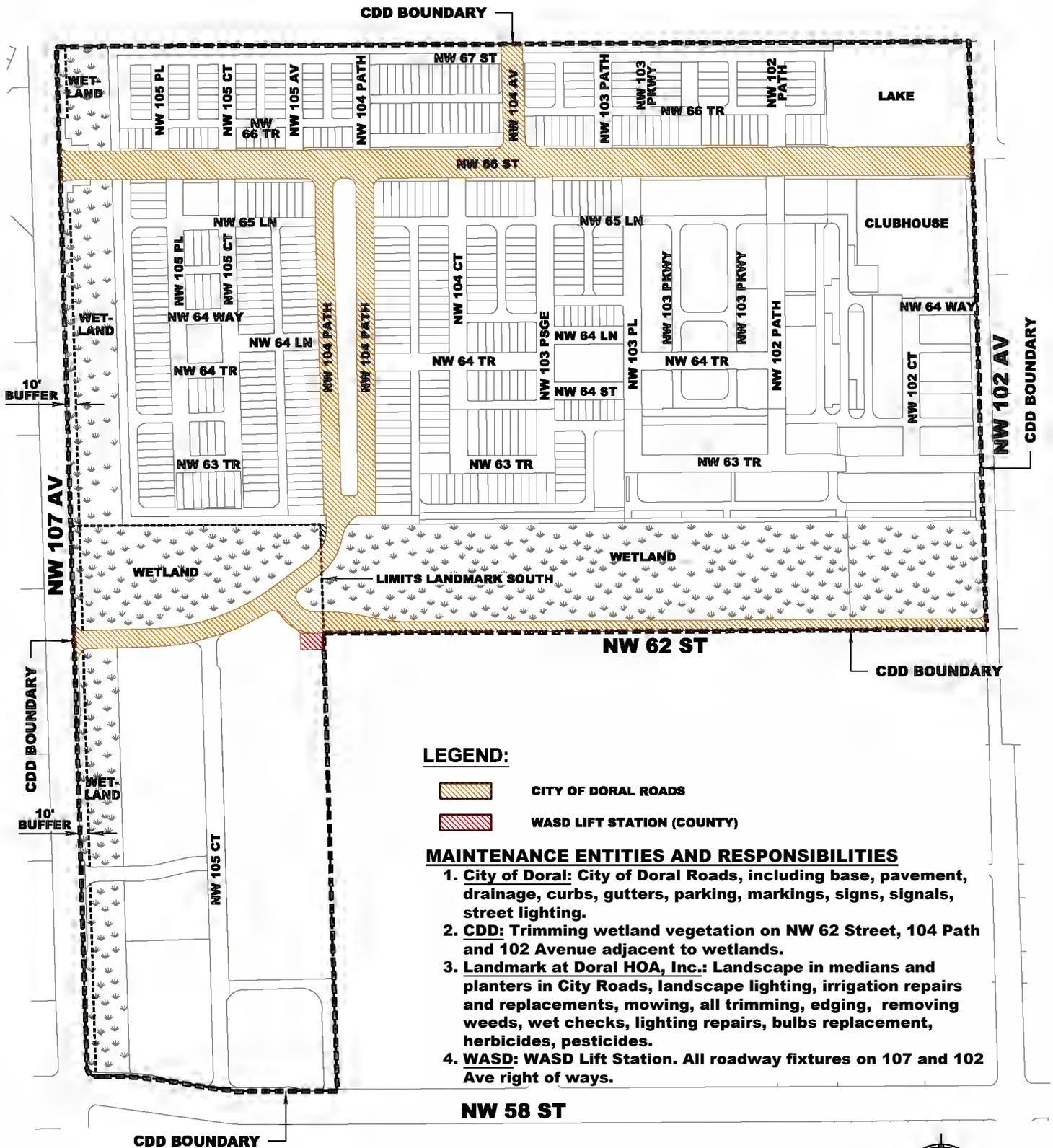
ALVAREZ ENGINEERS, INC.

LANDMARK AT DORAL CDD

LANDMARK AT DORAL - CDD PROPERTIES

EXHIBIT 1





LEGEND:

-  CITY OF DORAL ROADS
-  WASD LIFT STATION (COUNTY)

MAINTENANCE ENTITIES AND RESPONSIBILITIES

1. **City of Doral:** City of Doral Roads, including base, pavement, drainage, curbs, gutters, parking, markings, signs, signals, street lighting.
2. **CDD:** Trimming wetland vegetation on NW 62 Street, 104 Path and 102 Avenue adjacent to wetlands.
3. **Landmark at Doral HOA, Inc.:** Landscape in medians and planters in City Roads, landscape lighting, irrigation repairs and replacements, mowing, all trimming, edging, removing weeds, wet checks, lighting repairs, bulbs replacement, herbicides, pesticides.
4. **WASD:** WASD Lift Station. All roadway fixtures on 107 and 102 Ave right of ways.

ALVAREZ ENGINEERS, INC.
 LANDMARK AT DORAL CDD
 CITY AND COUNTY PROPERTIES

9/5/2023 P:\050202 - Landmark at Doral CDD\Yearly reports\2023 Report\001-CADD\EXHIBIT-04.dgn

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

30

Daniel Rom

From: Daniel Rom
Sent: Friday, February 02, 2024 8:54 AM
To: 'Bosco Leu'
Cc: Kristen Thomas
Subject: RE: Parking enforcement for CDD

Hi Bosco,

We reached out to the one company you sent us. They don't make it easy getting someone on the phone and then the quoting is generalized, as you'll see below. Based upon review, I would not recommend this company to the Board. We can continue looking at other companies if the Board feels this is an appetite for the CDD to take over; which as I've suggested in the past, I don't believe is in the CDD's best interest due to its lack of on-site management and management requirements. If your thought process is for the CDD to pay for the services, but have the HOA manage it, then I believe it's best to get that verbal agreement with the HOA first. I planned on having this as a discussion item with the below info on the next agenda.

Hi Daniel,

The company has a simplified site and the quoting is specialized depending upon need. What I have seen through some digging is:

- A company as such usually handles, posting of signs, towing, collecting of fees and reporting of issues to state or association.
- Fees are typically percentage based of a private property. 8%- 12% of monthly rent of apartment, and 4% to 7% of an owned property.
- This company is not BBB affiliated.
- This company has several complaints on them, and news coverage around it.
- Phone number is 1-844-999-7275.

I will send you a separate email pertaining to the February agenda.

Thanks,

Daniel Rom
District Manager
Wrathell, Hunt and Associates, LLC
Phone: 561.571.0010
Toll Free: 877.276.0889
Fax: 561.571.0013
Cell: 561.909.7930
E-Mail: romd@whassociates.com

Mailing Address (for all payments sent via US Mail):
P.O. Box 810036
Boca Raton, FL 33481

Physical Address (for all payments sent via express services):

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

4A



**Landmark at Doral Homeowner's Association, Inc.
10220 NW 66th Street
Doral, FL 33178**

Invoice # 106

Date: January 9, 2024

**To: Daniel Rom, District Manager
CDD
P.O. Box 810036
Boca Raton, FL 33481**

Amount Due: \$559.11

For Services Rendered: Lake Signage

**Please make check payable to:
Landmark at Doral Homeowner's Association, Inc.
10220 NW 66th Street
Doral, FL 33178**

Thank you.



2401 North Federal Highway Suite E
 Boca Raton, FL 33431
 (561) 465-2325

INVOICE

2043-17965

Payment Terms: Cash Customer

Created Date: 9/20/2023

DESCRIPTION: Landmark at Doral HOA Inc - Lake Signs

Bill To: Landmark at Doral HOA
 10220 NW 66th St
 Doral, FL 33178
 US

Delivered: Landmark at Doral HOA
 Landmark at Doral
 10220 NW 66th St
 Doral, FL 33178
 US

Ordered By: Judy Calderon
 Email: jcaideron@castlegroup.com

Salesperson: Dov Needleman
 Email: dov.needleman@fastsigns.com

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Fabricate 3mm Aluminum Composite Sign - LAKE (Private Property, No Trespassing, No Fishing, No Swimming, Beware Wildlife (Alligators, Snakes, Etc.) Includes 8' Green U-Channel Post (Installation & Graphic Design Proof Included)	3	\$174.1767	\$522.53	\$522.53
1.1.1	Max Metal 3mm -				
1.1.2	Vinyl - 3M Printed -				
1.1.3	Laminates- 3M Matte/Gloss UV Laminate -				
1.2	Stakes / U-Channel Post 8' Green -				
1.3	Creative -				

REST ASSURED We are "Loud and Proud using only Avery & 3M Products" the
 "Best of the Best" to give YOU the "Best of the Best"
 Unlike our competitors!

CERTIFIED BUILDING CONTRACTORS LIC# CBC1262071
 UL CERTIFIED ELECTRIC SIGN MANUFACTURER

Subtotal:	\$522.53
Taxable Amount:	\$522.53
Taxes:	\$36.58
Grand Total:	\$559.11
Amount Paid:	\$0.00
BALANCE DUE:	\$559.11



**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

5A

September 5, 2023
Opportunity No. 090345223

Via email to juan.alvarez@alvarezeng.com

Mr. Juan Alvarez
Landmark at Doral Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

**Subject: Landmark at Doral Community Development District
Additional Environmental Services Related to the Consulting Services Agreement
Between the District and SCS Engineers Dated December 12, 2019**

Dear Mr. Alvarez,

SCS Engineers (SCS) is providing this change order #5 to the subject Consulting Services Agreement to conduct the additional environmental services for the Landmark at Doral Community Development District (Landmark CDD), pursuant to meeting the requirements in DERM's letter dated June 16, 2023. The proposed scope of services, assumptions and limitations, and fees are provided below.

SCOPE OF SERVICES

The following scope of services for the additional environmental services are described below. The scope of services excludes what is not stated herein.

Task 20 – Monitoring Well Installation, Testing, and Reporting

SCS proposes to retest MW-8 for iron to discern whether a southern, shallow delineation well is necessary*. Subsequent to the retesting, SCS will install four monitoring wells (two intermediate and two shallow) to comply with delineation requirements promulgated by DERM. Our previous experience with drilling at the Site indicates that two mobilizations will be required to install the monitoring wells. After allowing the monitoring wells to stabilize for approximately 48-hours, SCS will sample the monitoring wells. Samples will be submitted to Jupiter Environmental Laboratories (JEL) for iron analysis via EPA Method 6020. The findings from the above monitoring well installation and testing will be summarized in a Site Assessment Report Addendum, which will be signed and sealed by a Florida-licensed Professional Engineer or Professional Geologist.

The total fee associated with this task is **\$18,250**.

***Note that if the retesting for MW-8 indicates no exceedance of the iron groundwater cleanup target level, then only one shallow well will be installed and \$1,525 will not be billed.**

Task 21 – Sub-regional Background Study for Iron in Groundwater

In order to discontinue delineation of shallow iron groundwater impacts, DERM requires a sub-regional background study to demonstrate that iron concentrations are consistent with sub-regional iron concentrations. SCS will conduct a sub-regional background study for iron within the vicinity of the Site, which will include the following:

- Internal discussions with SCS Senior Technical Advisors to develop an approach for the background study based on recent discussions with DERM.
- Evaluation of sub-regional iron concentrations from sites listed on the Environmental Considerations Map on DERM’s website. This includes the following:
 - Review of the technical reports and data submitted to DERM. Relevant information is downloaded and tabulated for statistical and background analysis.
 - Review of DERM correspondence to evaluate DERM’s responses (and potential approvals) of other sites’ background proposals.
- Compile and generate sub-regional iron concentration data sets from other sites within the vicinity.
- Coordination with GIS to generate the Miami-Dade County Anthropogenic Background data set from within the sub-region.
- Statistical evaluation using the 95% UCL analysis to establish off-site background levels.
- Statistical population comparisons of site concentrations versus background levels.
- Submittal of a background study plan and background study report for DERM review.

The total fee associated with this task is **\$12,000**.

ASSUMPTIONS AND LIMITATIONS

Additional assumptions and limitations beyond those referenced above, are as follows:

1. Based on the results of this assessment, DERM may require additional assessment, which is not included herein.
2. Drum disposal is not included.
3. Regulatory review fees will be paid directly by Landmark CDD.
4. Laboratory turnaround time is standard 5-10 business days.
5. The background study may not yield the desired results and additional assessment may be required by DERM, which is excluded.

FEES AND SCHEDULE

Task	Reimbursable Expenses	Professional Services	Proposed Change Order No. 5 Budget Increase
Task 20 – Well Installation, Retesting and Reporting	\$7,130 ^{1,2}	\$11,120	\$18,250
Task 21 – Sub-regional Background Study	\$0	\$12,000	\$12,000
Total Fee			\$30,250

NOTE:

1. JAEE Environmental Services, Inc.
2. Jupiter Environmental Laboratories

Landmark at Doral
September 5, 2023
Page 3 of 3

If you find this change order acceptable, please issue an Addendum to the Consulting Services Agreement.

Please contact us at (240) 449-7783 if you have any questions or require any additional information.

Sincerely,

A handwritten signature in blue ink that reads "D. Reio". The signature is fluid and cursive, with the first name "D." and the last name "Reio" clearly visible.

Dillon N. Reio, P.G.
Project Manager
SCS Engineers

A handwritten signature in blue ink that reads "Marco F. Hernandez". The signature is highly stylized and cursive, with the first name "Marco" and the last name "Hernandez" clearly visible.

Marco F. Hernandez, P.E.
Project Director
SCS Engineers

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

5C

RatingsDirect®

Summary:

Landmark at Doral Community Development District, Florida; Special Assessments

Primary Credit Analyst:

Anthony Polanco, Manchester + 1 (617) 530 8234; anthony.polanco@spglobal.com

Secondary Contact:

Felix Winnekens, New York + 1 (212) 438 0313; felix.winnekens@spglobal.com

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Outlook

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Summary:

Landmark at Doral Community Development District, Florida; Special Assessments

Credit Profile

Landmark at Doral Community Development District sr spl assess rfdg bnds (North Parcel Assessment Area) ser 2019A-1 due 05/01/2038

Long Term Rating

AA-/Stable

Upgraded

Credit Highlights

- S&P Global Ratings raised its long-term rating on Landmark at Doral Community Development District (CDD), Fla.'s series 2019A-1 special assessment refunding bonds by two notches to 'AA-' from 'A'.
- The outlook on the rating is stable.
- The upgrade reflects materially improved district characteristics, with a significant reduction in taxpayer concentration and higher overall-value-to-lien (OVTL) ratios. Due to the decline in taxpayer concentration, the district's financial profile also notably improved and is supported by its already strong max-loss-to-maturity (MLTM).

Security

Non-ad valorem special debt assessments on CDD properties secure the 2019A-1 bonds. Miami-Dade County will collect the assessments on the district's behalf through the state's uniform method of collection. The bonds have a senior-subordinate collateralization structure, but only the 2019A-1 senior-lien bonds are rated. The bonds have a cash-funded senior debt service reserve (DSR) fund equal to 50% of maximum annual debt service (MADS) and a subordinate cash-funded DSR equal to 50% of MADS.

Credit overview

Landmark at Doral CDD is in Miami-Dade County, approximately 15 miles west of downtown Miami. Residents have access to several amenities, including a clubhouse, pool, and sport courts. The district's built-out status has improved from about 86% in 2020 to 100% in 2024, while the top 10 taxpayer concentration reduced from 19% to 6.9% over the same period.

The rating further reflects our view of the district's:

- Strong economic fundamentals, characterized by strong population growth, strong incomes, a healthy labor market, historically somewhat elevated real estate volatility, and participation in a broad and diverse metropolitan statistical area (MSA);
- Strong-to-adequate district characteristics, with low taxpayer concentration, fully built-out development with minor developer concentration, improved but adequate OVTL ratio of 18 to 1, and an adequate district size of 755 parcels; and

- Very strong-to-strong financial profile characterized by 1.4x coverage of senior MADS and the ability to withstand stress as defined by the maximum loss to maturity metric.

Environmental, social, and governance

Our rating considers the environmental, social, and governance (ESG) risks relative to the district's economic fundamentals, district characteristics, and financial profile and considers them neutral in our analysis. Although the district is not located directly along Florida's Gulf Coast, it is susceptible to major weather events, such as hurricanes and flooding.

Outlook

The stable outlook reflects our expectation that the local economy and real estate market will remain stable, the assessments will be sufficient to pay debt service, and delinquencies in the assessment area will remain low.

Downside scenario

If the local housing market deteriorates, resulting in lower home values, higher delinquencies, or draws on reserves, we could lower the rating.

Upside scenario

If the district's OVTL were to further materially improve, resulting in a stronger district characteristic, and its concentration levels were to decline further, leading to a stronger financial profile, we could raise the rating.

Credit Opinion

Strong economic fundamentals

Landmark at Doral CDD is located in Miami-Dade County and is part of the broad and diverse Miami-Ft. Lauderdale-Pompano Beach MSA. We consider the county's median household incomes strong at 119% of the U.S. average. Miami-Dade County has a healthy labor market, with a trailing 12-month unemployment rate of 2% in 2024, which is lower than the national rate of 4.3%. The county's five-year population growth, at 6.8%, is above the U.S. level of 2% for the same period. The real estate market is strong to adequate, in our view, reflecting recent home price appreciation, somewhat poorer home price affordability, some historical home price volatility, and measures of real estate market distress that are in line with or slightly better than the national average. Despite recent home price appreciation, the county's historical home price volatility at 23.1%, as defined by the coefficient of variation in the Federal Housing Finance Agency Housing Price Index, is above the national volatility of 13.3%. In our analysis, we consider measures of real estate distress, including the foreclosure rate and the pre-foreclosure rate, which are in line with the national average. Housing prices in the county are less affordable than those for the U.S. overall; median housing prices are 633.8% of median incomes, compared with 412% for the U.S.

The CDD is an approximately 117.94-acre master-planned residential community located in the City of Doral. The development is planned to contain 1,109 residential units at build-out, 755 of which are in the North Parcel Assessment Area and secure the series 2019A-1 bonds. The remaining parcels are in the East Parcel Assessment Area and contain 132 lots, and are subject to the series 2016 bonds. The series 2016 bonds do not secure the land pledged

for the series 2019A-1 bonds.

Strong-to-adequate district characteristics

Special assessments are levied on all properties in the district, which consists of 118 acres and 755 assessment-paying units. The district is now fully built out with most properties sold to end users and minimal developer concentration. Total assessed value is \$308.4 million based on information provided by the Miami-Dade County property appraiser. The assessed values lead to an adequate overall VTL ratio of 18 to 1. The top 10 taxpayers make up a moderate 7% of assessed value.

Tax bills include ad valorem taxes, the debt service assessments, and operations and maintenance assessments. A taxpayer is required to pay all taxes and special assessments that appear on the tax bill and is considered delinquent on April 1 unless the full amount of the bill has been paid. However, only the debt assessments are pledged to the bonds and delinquent assessments constitute a lien on the land until paid. Under the uniform method, delinquent assessments may be recovered via the sale of tax certificates. In the past three years, the district reported 100% collection rates with no tax certificates outstanding at year-end.

Very strong-to-strong financial profile

Our view of the district's financial profile has improved based on the district's top ten concentration levels of 7% in conjunction with an existing strong MLTM. When considering the bonds' coverage and excess liquidity provided through the DSR available to the bonds, our calculation reflects the district's ability to withstand a maximum permanent delinquency rate of approximately 33.8% while meeting all debt service obligations. The calculation also reflects 1.4x senior-lien MADS coverage. The district can withstand the permanent loss of the top 10 assessment payers through the life of the bonds, which we view positively.

Related Research

Through The ESG Lens 3.0: The Intersection Of ESG Credit Factors And U.S. Public Finance Credit Factors, March 2, 2022

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at www.spglobal.com/ratings for further information. Complete ratings information is available to RatingsDirect subscribers at www.capitaliq.com. All ratings affected by this rating action can be found on S&P Global Ratings' public website at www.spglobal.com/ratings.

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December 21, 2023

Wrathell, Hunt and Associates
2300 Glades Road #410W
Boca Raton, FL 33431
Attention: Cindy Cerbone, District Manager

Re: ***Landmark at Doral Community Development District Senior Special Assessment Refunding Bonds (North Parcel Assessment Area) Series 2019A-1 Due 05/01/2038, Florida***

Dear Cindy Cerbone

S&P Global Ratings has reviewed the rating on the above-listed obligations. Based on our review, we have raised our credit rating from "A" to "AA-" and changed the outlook to stable from positive. A copy of the rationale supporting the rating and outlook is enclosed.

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Please send hard copies to:

S&P Global Ratings
Public Finance Department
55 Water Street
New York, NY 10041-0003

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**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

**CONSENT
AGENDA**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2023**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2016	Debt Service Series 2019	Capital Projects Series 2016	
ASSETS					
Cash - SunTrust					
Unreserved	\$ 1,757,404	\$ -	\$ -	\$ -	\$ 1,757,404
Reserved for parking garage	15	-	-	-	15
Reserved for south parcel	332	-	-	-	332
Reserved for army corp of engineers	362	-	-	-	362
Investments					
Revenue	-	73,189	585,954	-	659,143
Reserve	-	94,945	-	-	94,945
Sinking A2	-	-	67	-	67
Reserve - senior	-	-	366,800	-	366,800
Reserve - subordinate	-	-	161,500	-	161,500
Principal	-	-	172	-	172
Construction	-	-	-	14,033	14,033
Due from other funds					
General	-	113,402	672,194	-	785,596
Due from Merged	5,375	-	37,069	-	42,444
Due from North (Lennar)*	4,837	-	-	-	4,837
Total assets	<u>\$ 1,768,325</u>	<u>\$ 281,536</u>	<u>\$ 1,823,756</u>	<u>\$ 14,033</u>	<u>\$ 3,887,650</u>
LIABILITIES					
Liabilities					
Due to other funds					
Debt service 2016	\$ 113,402	\$ -	\$ -	\$ -	\$ 113,402
Debt service 2019	672,194	-	-	-	672,194
Accounts payable	1,568	-	-	-	1,568
Taxes payable	122	-	-	-	122
Due to Lennar	3,000	-	-	-	3,000
Total liabilities	<u>790,286</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>790,286</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred receipts	10,212	-	37,069	-	47,281
Total deferred inflows of resources	<u>10,212</u>	<u>-</u>	<u>37,069</u>	<u>-</u>	<u>47,281</u>
Fund balances					
Restricted for:					
Debt service	-	281,536	1,786,687	-	2,068,223
Capital projects	-	-	-	14,033	14,033
Assigned					
3 months working capital	114,472	-	-	-	114,472
Doral Cay stormwater	34,067	-	-	-	34,067
Unassigned	819,288	-	-	-	819,288
Total fund balances	<u>967,827</u>	<u>281,536</u>	<u>1,786,687</u>	<u>14,033</u>	<u>3,050,083</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,768,325</u>	<u>\$ 281,536</u>	<u>\$ 1,823,756</u>	<u>\$ 14,033</u>	<u>\$ 3,887,650</u>

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 403,755	\$ 547,176	\$ 622,667	88%
Interest & miscellaneous	14	23	-	N/A
Total revenues	<u>403,769</u>	<u>547,199</u>	<u>622,667</u>	88%
EXPENDITURES				
Professional & administrative				
Supervisors	-	861	4,304	20%
Management/accounting/recording	3,882	11,647	41,282	28%
Legal - general counsel				
Billing, Cochran, Lyles, Mauro & Ramsey	-	500	18,000	3%
Engineering	-	514	25,000	2%
Audit	-	-	8,900	0%
Accounting services - debt service	-	-	5,305	0%
Assessment roll preparation	950	2,849	11,395	25%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent	292	875	3,500	25%
Trustee	4,246	4,246	5,500	77%
Postage & reproduction	-	-	500	0%
Printing & binding	42	125	500	25%
Legal advertising	-	-	1,500	0%
Office supplies	-	-	500	0%
Annual district filing fee	-	175	175	100%
Insurance: general liability	-	7,162	7,575	95%
ADA website compliance	-	-	210	0%
Website	-	-	705	0%
Contingencies	42	130	1,000	13%
Total professional & administrative	<u>9,454</u>	<u>29,084</u>	<u>137,351</u>	21%

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Monitoring reports	-	-	3,600	0%
Wetlands planting and earthwork	-	-	6,000	0%
Wetland vegetation trimming	1,568	1,568	10,000	16%
Area management services	-	-	8,000	0%
Landscape improvements	-	-	75,000	0%
Fountain - O&M	-	-	13,000	0%
Fence install - wetlands	-	-	10,000	0%
Fence repair	-	-	2,500	0%
Groundwater sampling	-	-	12,500	0%
Environmental investigation	-	-	47,500	0%
Annual permits	-	-	6,000	0%
Roadway maintenance	-	-	1,000	0%
Pedestrian crossing signage	-	-	1,000	0%
Installation of Median lights	-	-	50,000	0%
Drainage system maintenance	-	-	21,400	0%
Capital outlay	-	-	15,000	0%
Contingencies	-	-	8,825	0%
Total field operations	<u>1,568</u>	<u>1,568</u>	<u>291,325</u>	1%
Other fees and charges				
Property appraiser & tax collector	<u>15,876</u>	<u>17,310</u>	<u>6,486</u>	267%
Total other fees and charges	<u>15,876</u>	<u>17,310</u>	<u>6,486</u>	267%
Total expenditures	<u>26,898</u>	<u>47,962</u>	<u>435,162</u>	11%
Excess/(deficiency) of revenues over/(under) expenditures	376,871	499,237	187,505	
Fund balance - beginning	<u>590,956</u>	<u>468,590</u>	<u>323,275</u>	
Fund balance - ending (projected)	<u>967,827</u>	<u>967,827</u>	<u>510,780</u>	
Assigned				
3 months working capital	114,472	114,472	114,472	
Doral Cay stormwater	34,067	34,067	34,067	
Unassigned	<u>819,288</u>	<u>819,288</u>	<u>362,241</u>	
Fund balance - ending	<u>\$ 967,827</u>	<u>\$ 967,827</u>	<u>\$ 510,780</u>	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2016
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments - on roll	\$ 118,044	\$ 159,975	\$ 182,046	88%
Interest	515	2,046	-	N/A
Total revenues	<u>118,559</u>	<u>162,021</u>	<u>182,046</u>	89%
EXPENDITURES				
Principal	-	-	60,000	0%
Interest	-	60,286	120,573	50%
Total expenditures	<u>-</u>	<u>60,286</u>	<u>180,573</u>	33%
Other fees and charges				
Property appraiser & tax collector	4,641	5,060	1,896	267%
Total other fees and charges	<u>4,641</u>	<u>5,060</u>	<u>1,896</u>	267%
Total expenditures	<u>4,641</u>	<u>65,346</u>	<u>182,469</u>	36%
Excess/(deficiency) of revenues over/(under) expenditures	113,918	96,675	(423)	
Fund balance - beginning	167,618	184,861	178,719	
Fund balance - ending	<u>\$ 281,536</u>	<u>\$ 281,536</u>	<u>\$ 178,296</u>	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments - on roll	\$ 699,706	\$ 948,256	\$ 1,079,080	88%
Interest	3,534	12,286	-	N/A
Total revenues	<u>703,240</u>	<u>960,542</u>	<u>1,079,080</u>	89%
EXPENDITURES				
Principal	-	-	660,000	0%
Interest	-	200,738	401,475	50%
Total expenditures	<u>-</u>	<u>200,738</u>	<u>1,061,475</u>	19%
Other fees and charges				
Property appraiser & tax collector	27,512	29,998	11,240	267%
Total other fees and charges	<u>27,512</u>	<u>29,998</u>	<u>11,240</u>	267%
Total expenditures	<u>27,512</u>	<u>230,736</u>	<u>1,072,715</u>	22%
Excess/(deficiency) of revenues over/(under) expenditures	675,728	729,806	6,365	
Fund balance - beginning	<u>1,110,959</u>	<u>1,056,881</u>	<u>1,020,343</u>	
Fund balance - ending	<u><u>\$ 1,786,687</u></u>	<u><u>\$ 1,786,687</u></u>	<u><u>\$ 1,026,708</u></u>	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2016
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 57	\$ 172
Total revenues	57	172
EXPENDITURES		
Construction in progress	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	57	172
Fund balance - beginning	13,976	13,861
Fund balance - ending	\$ 14,033	\$ 14,033

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016 AMORTIZATION SCHEDULE**

	Principal	Interest	Debt Service	Bond Balance
11/01/21		62,423.75	62,423.75	2,590,000.00
05/01/22	56,000.00	62,423.75	118,423.75	2,534,000.00
11/01/22		61,373.75	61,373.75	2,534,000.00
05/01/23	58,000.00	61,373.75	119,373.75	2,476,000.00
11/01/23		60,286.25	60,286.25	2,476,000.00
05/01/24	60,000.00	60,286.25	120,286.25	2,416,000.00
11/01/24		58,861.25	58,861.25	2,416,000.00
05/01/25	63,000.00	58,861.25	121,861.25	2,353,000.00
11/01/25		57,365.00	57,365.00	2,353,000.00
05/01/26	67,000.00	57,365.00	124,365.00	2,286,000.00
11/01/26		55,773.75	55,773.75	2,286,000.00
05/01/27	70,000.00	55,773.75	125,773.75	2,216,000.00
11/01/27		54,111.25	54,111.25	2,216,000.00
05/01/28	73,000.00	54,111.25	127,111.25	2,143,000.00
11/01/28		52,377.50	52,377.50	2,143,000.00
05/01/29	77,000.00	52,377.50	129,377.50	2,066,000.00
11/01/29		50,548.75	50,548.75	2,066,000.00
05/01/30	80,000.00	50,548.75	130,548.75	1,986,000.00
11/01/30		48,648.75	48,648.75	1,986,000.00
05/01/31	84,000.00	48,648.75	132,648.75	1,902,000.00
11/01/31		46,653.75	46,653.75	1,902,000.00
05/01/32	88,000.00	46,653.75	134,653.75	1,814,000.00
11/01/32		44,563.75	44,563.75	1,814,000.00
05/01/33	93,000.00	44,563.75	137,563.75	1,721,000.00
11/01/33		42,355.00	42,355.00	1,721,000.00
05/01/34	97,000.00	42,355.00	139,355.00	1,624,000.00
11/01/34		40,051.25	40,051.25	1,624,000.00
05/01/35	102,000.00	40,051.25	142,051.25	1,522,000.00
11/01/35		37,628.75	37,628.75	1,522,000.00
05/01/36	107,000.00	37,628.75	144,628.75	1,415,000.00
11/01/36		35,087.50	35,087.50	1,415,000.00
05/01/37	112,000.00	35,087.50	147,087.50	1,303,000.00

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016 AMORTIZATION SCHEDULE**

	Principal	Interest	Debt Service	Bond Balance
11/01/37		32,427.50	32,427.50	1,303,000.00
05/01/38	118,000.00	32,427.50	150,427.50	1,185,000.00
11/01/38		29,625.00	29,625.00	1,185,000.00
05/01/39	124,000.00	29,625.00	153,625.00	1,061,000.00
11/01/39		26,525.00	26,525.00	1,061,000.00
05/01/40	130,000.00	26,525.00	156,525.00	931,000.00
11/01/40		23,275.00	23,275.00	931,000.00
05/01/41	136,000.00	23,275.00	159,275.00	795,000.00
11/01/41		19,875.00	19,875.00	795,000.00
05/01/42	143,000.00	19,875.00	162,875.00	652,000.00
11/01/42		16,300.00	16,300.00	652,000.00
05/01/43	151,000.00	16,300.00	167,300.00	501,000.00
11/01/43		12,525.00	12,525.00	501,000.00
05/01/44	159,000.00	12,525.00	171,525.00	342,000.00
11/01/44		8,550.00	8,550.00	342,000.00
05/01/45	167,000.00	8,550.00	175,550.00	175,000.00
11/01/45		4,375.00	4,375.00	175,000.00
05/01/46	175,000.00	4,375.00	179,375.00	-
Total	2,590,000.00	1,963,175.00	4,553,175.00	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 SENIOR BONDS AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/21			146,175.00	146,175.00	9,745,000.00
05/01/22	445,000.00	3.000%	146,175.00	591,175.00	9,300,000.00
11/01/22			139,500.00	139,500.00	9,300,000.00
05/01/23	460,000.00	3.000%	139,500.00	599,500.00	8,840,000.00
11/01/23			132,600.00	132,600.00	8,840,000.00
05/01/24	475,000.00	3.000%	132,600.00	607,600.00	8,365,000.00
11/01/24			125,475.00	125,475.00	8,365,000.00
05/01/25	490,000.00	3.000%	125,475.00	615,475.00	7,875,000.00
11/01/25			118,125.00	118,125.00	7,875,000.00
05/01/26	500,000.00	3.000%	118,125.00	618,125.00	7,375,000.00
11/01/26			110,625.00	110,625.00	7,375,000.00
05/01/27	520,000.00	3.000%	110,625.00	630,625.00	6,855,000.00
11/01/27			102,825.00	102,825.00	6,855,000.00
05/01/28	535,000.00	3.000%	102,825.00	637,825.00	6,320,000.00
11/01/28			94,800.00	94,800.00	6,320,000.00
05/01/29	550,000.00	3.000%	94,800.00	644,800.00	5,770,000.00
11/01/29			86,550.00	86,550.00	5,770,000.00
05/01/30	565,000.00	3.000%	86,550.00	651,550.00	5,205,000.00
11/01/30			78,075.00	78,075.00	5,205,000.00
05/01/31	585,000.00	3.000%	78,075.00	663,075.00	4,620,000.00
11/01/31			69,300.00	69,300.00	4,620,000.00
05/01/32	600,000.00	3.000%	69,300.00	669,300.00	4,020,000.00
11/01/32			60,300.00	60,300.00	4,020,000.00
05/01/33	620,000.00	3.000%	60,300.00	680,300.00	3,400,000.00
11/01/33			51,000.00	51,000.00	3,400,000.00
05/01/34	640,000.00	3.000%	51,000.00	691,000.00	2,760,000.00
11/01/34			41,400.00	41,400.00	2,760,000.00
05/01/35	660,000.00	3.000%	41,400.00	701,400.00	2,100,000.00
11/01/35			31,500.00	31,500.00	2,100,000.00
05/01/36	680,000.00	3.000%	31,500.00	711,500.00	1,420,000.00
11/01/36			21,300.00	21,300.00	1,420,000.00
05/01/37	700,000.00	3.000%	21,300.00	721,300.00	720,000.00
11/01/37			10,800.00	10,800.00	720,000.00
05/01/38	720,000.00	3.000%	10,800.00	730,800.00	-
Total	9,745,000.00		2,840,700.00	12,585,700.00	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 SUBORDINATED BONDS AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/21			73,684.38	73,684.38	4,000,000.00
05/01/22	175,000.00	3.125%	73,684.38	248,684.38	3,825,000.00
11/01/22			70,950.00	70,950.00	3,825,000.00
05/01/23	180,000.00	3.125%	70,950.00	250,950.00	3,645,000.00
11/01/23			68,137.50	68,137.50	3,645,000.00
05/01/24	185,000.00	3.125%	68,137.50	253,137.50	3,460,000.00
11/01/24			65,246.88	65,246.88	3,460,000.00
05/01/25	195,000.00	3.375%	65,246.88	260,246.88	3,265,000.00
11/01/25			61,956.25	61,956.25	3,265,000.00
05/01/26	200,000.00	3.375%	61,956.25	261,956.25	3,065,000.00
11/01/26			58,581.25	58,581.25	3,065,000.00
05/01/27	205,000.00	3.375%	58,581.25	263,581.25	2,860,000.00
11/01/27			55,121.88	55,121.88	2,860,000.00
05/01/28	215,000.00	3.375%	55,121.88	270,121.88	2,645,000.00
11/01/28			51,493.75	51,493.75	2,645,000.00
05/01/29	220,000.00	3.375%	51,493.75	271,493.75	2,425,000.00
11/01/29			47,781.25	47,781.25	2,425,000.00
05/01/30	230,000.00	3.375%	47,781.25	277,781.25	2,195,000.00
11/01/30			43,900.00	43,900.00	2,195,000.00
05/01/31	240,000.00	4.000%	43,900.00	283,900.00	1,955,000.00
11/01/31			39,100.00	39,100.00	1,955,000.00
05/01/32	245,000.00	4.000%	39,100.00	284,100.00	1,710,000.00
11/01/32			34,200.00	34,200.00	1,710,000.00
05/01/33	255,000.00	4.000%	34,200.00	289,200.00	1,455,000.00
11/01/33			29,100.00	29,100.00	1,455,000.00
05/01/34	270,000.00	4.000%	29,100.00	299,100.00	1,185,000.00
11/01/34			23,700.00	23,700.00	1,185,000.00
05/01/35	280,000.00	4.000%	23,700.00	303,700.00	905,000.00
11/01/35			18,100.00	18,100.00	905,000.00
05/01/36	290,000.00	4.000%	18,100.00	308,100.00	615,000.00
11/01/36			12,300.00	12,300.00	615,000.00
05/01/37	300,000.00	4.000%	12,300.00	312,300.00	315,000.00
11/01/37			6,300.00	6,300.00	315,000.00
05/01/38	315,000.00	4.000%	6,300.00	321,300.00	-
Total	4,000,000.00		1,519,306.25	5,519,306.25	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**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 November 15, 2023, at 4:00 p.m., at The Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178.

Present for Landmark at Doral CDD:

Su-Wun Bosco Leu (via telephone)	Chair
Todd Patterson	Vice Chair
Odel Torres	Assistant Secretary
Jorge Finol	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC (WHA)
Gregory George	District Counsel
Juan Alvarez	District Engineer
Angelo Camacho	Alvarez Engineers, Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 4:05 p.m.

Supervisors Patterson, Torres and Finol were present. Supervisor Bosco attended via telephone. Supervisor Tellez was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

Mr. Rom pointed out format changes to the agenda and that supporting documents for certain agenda items were in the tablet but were not included in the physical agenda.

THIRD ORDER OF BUSINESS

**Discussion/Consideration (new business)
(45 minutes)**

A. Lighting Deficiencies within CDD Tracts

41 Mr. Alvarez distributed and presented the proposal for preparation of plans to install
42 landscape lighting and receptacles along the medians on NW 66th Street, the NW 104th path and
43 to process the permitting with the City of Doral. These deficiencies were identified while
44 inspecting the community. A Board Member noted a photometric analysis is needed and there
45 are various options for receptacles.

46 Discussion ensued regarding whether the CDD or the City should construct the system,
47 the photometric analysis and Florida Power & Light's (FPL) timing.

48 Mr. Alvarez stated, if the CDD constructs the system, the construction project hard cost
49 is \$150,000 and another \$25,000 to design the plans.

50 Mr. Alvarez was asked to find out FPL's costs and report his findings at the next meeting.

51 Mr. Rom noted unused funds carried over from Fiscal Year 2023.

52 **B. Lake Bank Beautification Project**

53 Mr. Alvarez stated that, with the impending changes, the area is beginning to look like a
54 park. He thinks the City might want to see plans from a Landscape Architect. He suggested
55 including another entrance feature.

56 This item was deferred while BrightView and the Chair work on designs to present at the
57 next meeting.

58 **C. Allstate: Weeds Through Fencing on Bike Path and Trash Pick Up**

59 Mr. Rom discussed Allstate's actions in addressing the deficiencies on October 27, 2023.
60 He will have the crews check in a week or two to see if the area needs another treatment.

61 **D. BrightView Proposal for Wetland Buffer Weed control**

62 Mr. Rom presented BrightView proposals for initial clean up and quarterly maintenance
63 of the NW 62nd Street setback area that is not being maintained and is not in the Agreement.
64 This is an unbudgeted expense. Mr. Bosco voiced his opinion that the proposals are not
65 comprehensive; the CDD should negotiate fees with BrightView.

66 Mr. Bosco stated he will have Shannon, from BrightView, send Mr. Rom photographs of
67 the area and the proposal so Mr. Rom can email them to Landmark South.

68 **E. Proposals for Storm Drain Cleaning 5-Year Plan**

69 Mr. Alvarez presented the Storm Drain Cleaning 5-Year Plan, which is broken down to
70 one phase per year; spreading the cost over five years. He will send the plan to three

71 contractors. He estimated the overall project cost will be \$100,000, which is below the
72 threshold that would require the CDD to publicly bid the project.

73 In response to residents' complaints, Mr. Alvarez stated that the Phase 1 pipes and
74 innards are clogged from construction and need to be cleaned. The Phase 5 entrance area
75 needs to be reconstructed; he received a \$17,000 estimate to install 1,000,050' of new French
76 drains.

77 This was deferred until Mr. Alvarez presents the proposals at the next meeting.

78 **F. Proposals for Emergency Repairs**

79 Mr. Rom presented HOA proposals #103 and #105 to repair the dumpster doors behind
80 10220 NW 63rd Terrace and the broken mainline at the Landmark entrance on NW 66th Street.
81 He will notify the HOA of the Board's decision to decline approving both proposals, as Staff
82 determined that the HOA is responsible for maintenance, not the CDD.

83

84 **FOURTH ORDER OF BUSINESS**

Updates (15 minutes)

85

86 **A. SCS Engineers Change Order # 5**

87 Mr. Alvarez provided the following updates:

88 ➤ The Department of Environmental Resources Management (DERM) extended the
89 deadline to conduct additional environmental services to January 31, 2024.

90 ➤ Mr. Jeff Thompson of MEC Engineering (MEC) reviewed the DERM file and found
91 something for which he thinks he can give a second opinion and advise about what the CDD can
92 do to finalize this issue.

93 ➤ He is very familiar with Mr. Thompson's work and discussed possibly changing
94 consultants since MEC's services are less expensive than SCS Engineers' (SCS).

95 Mr. Alvarez distributed and presented a proposal from MEC for General Environmental
96 Engineering Consulting Services, which supports environmental site closure and compliance for
97 the referenced site. He outlined the scope of work, which includes meeting with DERM and
98 reviewing the SCS files to determine if something is missing.

99 Discussion ensued regarding the cost of a second opinion possibly resulting in the same
100 outcome from DERM as with SCS, proceeding directly with DERM on the grievance process and
101 suggestions to designate a Board Member to interview Mr. Thompson or engage an
102 Environmental Attorney for about \$500 per hour, instead of a Consulting Engineer.

103 During the motion, Mr. George recommended engaging an Environmental Attorney, if
 104 the Board decides to proceed with DERM on the grievance process. Mr. Bosco agreed, as he
 105 thinks it will be a nominal cost and will help the Board understand the CDD’s rights on this
 106 matter.

107

108 **On MOTION by Mr. Torres and seconded by Mr. Finol, with Mr. Torres and Mr.**
 109 **Finol in favor and Mr. Patterson and Mr. Bosco dissenting, the MEC Engineering**
 110 **proposal for general environmental engineering consulting services, in a not-**
 111 **to-exceed amount of \$6,000, was not approved. [Motion failed 2-2]**

112

113

114 Mr. George offered to recommend and engage an Attorney for the CDD. The Board
 115 agreed with the suggestion that Mr. Patterson and Mr. Alvarez speak with Mr. Thompson for
 116 introduction and to gain insight as to his experience in the grievance process, if any. He will
 117 report the findings and present engagement letters for Environmental Attorneys at the next
 118 meeting.

119 **B. Maintenance Scorecard Review of CDD Property**

120 Mr. Rom stated that Mr. Alvarez is working on the maintenance scorecards, which will
 121 be an ongoing agenda item.

- 122 • **Landmark at Doral CDD**
- 123 • **Landmark at Doral HOA**
- 124 • **Landmark at Doral South**

125 The report was distributed for informational purposes.

126

127 **FIFTH ORDER OF BUSINESS** **Consent Agenda Items (5 minutes)**

128

129 **A. Acceptance of Unaudited Financial Statements as of September 30, 2023**

130 **B. Approval of September 13, 2023 Public Hearings and Regular Meeting Minutes**

131

132 **On MOTION by Mr. Bosco and seconded by Mr. Finol, with all in favor, the**
 133 **Consent Agenda Items, as presented, were accepted and approved,**
 134 **respectively.**

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137 **SIXTH ORDER OF BUSINESS** **Staff Reports**

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

There was no report.

B. District Engineer: Alvarez Engineers, Inc.

Mr. Alvarez reported on a recent accident within the CDD boundaries and stated he received a request to extend the wall or install bollards to prevent future accidents.

Inspecting and identifying similar areas was discussed.

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

- **NEXT MEETING DATE: December 20, 2023 at 4:00 P.M.**

- **QUORUM CHECK**

The December 20, 2023 meeting will be cancelled.

SEVENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Patterson and seconded by Mr. Bosco, with all in favor, the meeting adjourned at 5:34 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

168
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173

Secretary/Assistant Secretary

Chair/Vice Chair

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 18, 2023 CANCELED	Regular Meeting	4:00 PM
November 15, 2023	Regular Meeting	4:00 PM
December 20, 2023 CANCELED	Regular Meeting	4:00 PM
January 17, 2024 CANCELED NO QUORUM	Regular Meeting	4:00 PM
February 21, 2024	Regular Meeting	4:00 PM
March 20, 2024	Regular Meeting	4:00 PM
April 17, 2024	Regular Meeting	4:00 PM
May 15, 2024	Regular Meeting	4:00 PM
July 17, 2024	Regular Meeting	4:00 PM
August 21, 2024	Regular Meeting	4:00 PM
September 11, 2024	Regular Meeting	4:00 PM