

# **LANDMARK AT DORAL**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**May 7, 2025**

**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

April 30, 2025

### ATTENDEES:

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

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 May 7, 2025 at 4:00 p.m., at the Landmark Clubhouse, 10220 NW 66<sup>th</sup> Street, Doral, Florida 33178. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion/Consideration: GtechMiami LLC Estimate Number N-2311057, \$9,084 [Mailbox Camera System]
4. Discussion/Consideration: Security Rover Services - Total \$199,000 [not to exceed; varies upon schedule]
5. Discussion: UNUS Property Management, LLC Field Management Agreement
6. Discussion/Consideration: Entrance Painting
  - A. F&A Painting Services, Inc., \$8,400
  - B. MV&MB Florida Painting, LLC, \$5,150
7. Discussion/Consideration: Common Area Sidewalk Improvements, \$24,000
8. Discussion/Consideration: RaptorVac – Next Phases [Storm Drain Cleaning]
9. Consideration of Resolution 2025-07, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
10. Resolution 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
11. Consent Agenda Items (5 minutes)
  - A. Acceptance of Unaudited Financial Statements as of March 31, 2025

- B. Approval of April 16, 2025 Regular Meeting Minutes

12. Staff Reports

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

- Conveyance of Mailbox Structures from HOA to CDD

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

I. Project Updates

- NW 104 Path Lighting
- NW 66 St Median Lighting
- RaptorVac French Drain Extension

II. Update: Developer Response Regarding Missing Pedestrian Crosswalk Signage

- C. Field Operations Manager: *UNUS Property Management, LLC*

- D. District Manager: *Wrathell, Hunt and Associates, LLC*

- FY2026 Projects
- NEXT MEETING DATE: June 18, 2025 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	SUI FLAN JIM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JUAN JAVIER DE MAQUA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

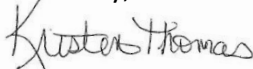
13. Public Comments

14. Supervisors' Requests

15. Adjournment

Please do not hesitate to contact me directly at (561) 517-5111 with any questions.

Sincerely,



Kristen Thomas  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 8664977**

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

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# ESTIMATE

**GtechMiami LLC**

7336 West 20th Ave  
Hialeah, Florida 33016  
United States

Phone: 3053455924  
Mobile: 305-984-0214  
www.gtechmiami.com

## BILL TO

### Landmark at Doral C/O Castle Group

10220 NW 66 Street  
Doral, Florida 33178  
United States

786-584-0250  
jcalderon@castlegroup.com

**Estimate Number:** N-2311057

**Customer Ref:** Tax Exempt

**Estimate Date:** March 6, 2025

**Valid Until:** March 20, 2025

**Estimate Total (USD):** **\$9,084.00**

Products	Quantity	Price	Amount
<b>Scope Of Job</b> We will Install Wall Mount Enclosures and In-House Electrician must provide Dual Electrical Receptacle in every enclosure in every mail box station we will install 2 cameras in each mail box area, we will install junction boxes, run conduits and run data video cables, Install 4 channel NVR recorder, install 1 poe switch 5 ports in every enclosure. install other devices. THIS INSTALLATION WILL NOT HAVE ANTENNAS TO THE CLUBHOUSE TO VIEW REMOTE	1	\$3,600.00	\$3,600.00
<b>Enclosure</b> Weather Proof Fiberglass enclosure (15.4"x11.4"x6.3") deep constructed out of Reinforced Fiberglass and polycarbonate 1-15V quad receptacle and hinged door with 2-1/4 turn latches that are pad lockable. 115 volts with filters Custom Fabrication	4	\$199.00	\$796.00
<b>5 Port Poe Switch</b> 5 Port Gigabit Poe Switch 70 Watts Total Power For Mounting on Electrical Poles and distribute signal	4	\$129.00	\$516.00

Products	Quantity	Price	Amount
<b>Observations</b> Landmark In-House Electrician must provide Dual Electrical Receptacle in 4 locations inside the enclosures	1	\$0.00	\$0.00
<b>IPC3615SR3-ADF2840K-G</b> 5MP HD IR Fixed Eyeball Dome Network Camera High quality image with 5MP, 1/2.7"CMOS sensor 5MP (2880*1620)@ 25/20fps Ultra 265, H.265, H.264, MJPEG Easystar technology ensures high image quality in low illumination environment 120dB true WDR technology enables clear image in strong light scene Support 9:16 Corridor Mode Smart IR, up to 30m (98ft) IR distance, Supports 256 G Micro SD card, IP67 protection Support PoE power supply 3-Axis	8	\$211.00	\$1,688.00
<b>BX31BAX</b> Junction Box for Bullet or Dome Cameras For Mounting cameras to provide Hidden Connection	8	\$29.00	\$232.00
<b>Installation Materials</b> Installation Materials Miscellaneous	1	\$500.00	\$500.00
<b>NVR301-X-P</b> 4 Channel High Definition Univue NVR Recorder 80Mbps HDMI input,	4	\$319.00	\$1,276.00
<b>2 Terrabyte HD</b> 2 Terrabyte CCTV Harddrive	4	\$119.00	\$476.00

**GtechMiami LLC**  
7336 West 20th Ave  
Hialeah, Florida 33016  
United States

Phone: 3053455924  
Mobile: 305-984-0214  
www.gtechmiami.com

Products	Quantity	Price	Amount
<b>Warranty</b> 1 Year limited manufacturers, warranty on Parts, warranty does not cover acts of nature, lightning, or electrical surges due to lightning or electrical storms	1	\$0.00	\$0.00
<b>DEPOSIT</b> 50% DEPOSIT UPON APPROVAL OF ESTIMATE TO BEGIN WORK, REMAINING BALANCE UPON COMPLETION OF WORK.	1	\$0.00	\$0.00
<b>Approved</b>  Approved By _____  Date_____	1	\$0.00	\$0.00

**Total:** \$9,084.00

**Estimate Total (USD):** \$9,084.00

## Notes / Terms

GtechMiami LLC  
www.gtechmiami.com  
State of Florida Contractor ES12001688  
License and Insured  
Thank You For Your Business



**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

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# DSH

## Security Proposal

DSH Security Services LLC

2645 SE 13<sup>th</sup> Street

Homestead, FL. 33035

Phone- 786- 390-3020

[management@dshsecurityservices.com](mailto:management@dshsecurityservices.com)

License Number B-1900120

THE Pricing information contained in this Proposal is strictly confidential.

Landmark at Doral CDD

C/O UNUS Property Management LLC.

Attn: Victor Castro

Dear Landmark at Doral CDD Board Members

DSH Security Services LLC. would like to thank you for taking the time to review our proposal. We take pride in providing you with the maximum standard of service in the security and protection industry and will work to exceed your needs and expectations.

Please do not hesitate to contact us at DSH Security Services. with any questions or concerns you may have. We look forward to working together to accomplish your security and protection needs. Thank you again for your time and we look forward to hearing back from you soon.

Sincerely,

David Hicks

Director

# Introduction – DSH Security Services LLC.

DSH Security Services LLC. is currently operating in Miami, FL. We are Fully licensed and insured in the State of Florida. On behalf of our management team and our security officers it is our honor to provide you with this proposal package.

The management team of DSH Security Services. currently possesses.

Over (35 Yrs.) experience in the Security, Safety, and Investigative, Fields.

Our staff has prior working experience in the safety and security of schools, hospitals, gated communities, high-rise buildings and broad experience in large malls, both indoors and outdoors.

DSH Security Services. employs highly trained and dedicated security officers to service you in all your security needs in the following areas.

- Detection, deterrence, of incidents which violate community policy and the Law.
- Access control, public relations, and traffic control.
- Enforcement of HOA rules and governing documents.
- On-site parking enforcement. (Towing and or Booting of vehicles)
- Data accumulation and reporting.

## Scope of Work

- We provide armed and unarmed, highly trained security officers
- Our upper management will oversee your property at no additional cost
- 24-hour communications and response for any threatening situation (threats made against the property, residents and any staff of the property)
- Replacement of any security officer after being notified of a problem or emergency within 1 hour at the management's discretion
- Marked vehicle patrol of property if requested (at additional cost).
- Daily, unannounced supervisor visits to property at no additional cost.

At DSH Security Services LLC, we take great pride in the service we offer, which is why we have unannounced visits to the property on a daily basis. Our Supervisors will randomly visit the sites, unannounced, at a minimum of twice per shift to ensure that the officers are properly and efficiently providing the highest level of safety and security for the property and its residents

## All Price quotes include the following.

- Employee Screening Background Investigations
- Training and Direct Supervision
- Management Visits and Uniforms
- Professionally Written Reports
- Patrol Vehicle Maintenance and Administrative Oversight (If vehicles are required) Patrol Vehicles and or Golf Carts Available at an additional cost.
- Hours of service may vary upon management's request.
  - Daily reports generated and emailed to Management and HOA Board Members detailing the prior day's activity (ex. vehicles towed, parking warnings, incident reports, police case numbers, etc.)
- There will also be a daily rover supervisor checking the day-by-day security operation at no additional cost.
- Additional Security personnel available at management's request. The hourly rate per officer stated above will apply for the additional officers

## Pricing

- There will be one (1) unarmed security officer present 24 hours per day, 7 days per week at the hourly rate of \$21.00). Patrol Vehicle will be billed at a rate of \$500.00 per month with no additional fuel charges for the first year. DSH will not bill any additional time and a half rate for holidays

## Current Clients

Venetia Gardens 2 - Roving Patrols, 35 building 30 acer community

Villas at Carmel -- Roving patrol, 34 building Community

Fiji at Oasis          Roving patrol 38 Building Community

Vista trace          Roving Patrol 9 Building Community

Floridian Isles at Water stone, Roving Patrol

Marbella Cove at Waterstone, Roving patrol

Pebble brook at Waterstone, Roving Patrol

We at DSH security would be honored to provide Security Services to Landmark at Doral CDD and we hope to hear from you soon

David Hicks

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

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## **LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT**

### **FIELD MANAGEMENT AGREEMENT**

**THIS FIELD MANAGEMENT AGREEMENT** (the “Agreement”) is made and entered into this 23 day of September, 2024, by and between:

**LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Doral, Miami-Dade County, Florida, and whose mailing address is 4300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District”), and

**UNUS PROPERTY MANAGEMENT LLC**, a limited liability company, having its principal and mailing address at 3560 NE 11<sup>th</sup> Drive, Homestead, Florida 33033 (the “Manager”).

#### **RECITALS**

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, installing, operating, and maintaining certain public infrastructure, roadway improvements, water and sewer facilities, a stormwater management system, landscape improvements, and related improvements; and

**WHEREAS**, District is the owner or is responsible for the maintenance of certain real property, stormwater management areas, facilities, infrastructure, easement areas and rights-of-way within and throughout the District and as more particularly shown in Exhibit A attached hereto (“District Maintenance Areas”); and

**WHEREAS**, the District has a need to retain an independent contractor to provide field management services for the District Maintenance Areas; and

**WHEREAS**, Manager has a background and experience in property management and is willing to provide such management services to the District in accord with this Agreement; and

**WHEREAS**, the District desires to enter into a contractual relationship with Manager by entering into this Agreement with Manager to provide field management services with respect to the District Maintenance Areas, and to provide other services as described in this Agreement.

**NOW THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and Manager agree as follows:

**1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

## 2. ENGAGEMENT OF SERVICES

A. The District agrees to utilize Manager to provide management services in accord with the terms of this Agreement.

B. Term. The District agrees to pay Manager for its services for the period beginning on October 1, 2024 (the “Effective Date”) through September 30, 2025 (the “Initial Term”), in accordance with the terms and conditions contained in this Agreement. After the Initial Term, this Agreement may be extended for up to three (3) annual extension terms of one (1) year each upon the mutual consent of the parties.

C. Services. Manager shall perform all normal duties associated with field maintenance services as more particularly described in Exhibit B, attached hereto and incorporated herein (the “Services”).

D. Compensation. The annual amount payable to Manager for services provided pursuant to this Agreement **THIRTY – EIGHT THOUSAND FOUR HUNDRED AND 00/100 (\$38,400.00) DOLLARS** (the “Annual Management Fee”). District agrees to pay Manager a monthly management fee equal to 1/12 of the Annual Management Fee (**\$3,200.00**). This monthly management fee includes all costs, expenses, profit, and overhead incurred by Manager in connection with the management and service to the District Maintenance Areas. Any additional compensation for additional duties shall be paid only upon the District Manager's or its designee's written authorization. Manager shall provide the District with a monthly invoice before the last day of each contractual service month representing the monthly installment due for that month. All invoices are due and payable upon receipt.

E. Access to Facility. This Agreement grants to Manager the right to access the District Maintenance Areas for those purposes and uses described in this Agreement, and Manager hereby agrees to comply with all applicable federal, state, and local laws, ordinances, rules, and regulations, including but not limited to Florida’s Sunshine Law, the Landmark at Doral Community Development District Rules of Procedure, as amended and supplemented from time to time.

## 4. GENERAL CONDITIONS.

A. RESERVED.

B. It may be necessary for Manager to purchase certain goods and services in connection with the performance of this Agreement. However, all such purchases shall be in accordance with the District Rules of Procedure; the policies of the District Board of Supervisors; and shall be coordinated with the District Manager, and shall be fully consistent and compliant with the approved District annual budget for the applicable fiscal year. Any extraordinary purchase not contemplated in the

approved District budget shall be approved by the District Board of Supervisors. Any goods, materials, or equipment purchased by Manager in accordance herewith or on behalf of the District shall be owned by the District.

C. Costs incurred by Manager due to emergencies, urgencies, or at the direction of the District, that are the responsibility of the District, shall be reimbursed to Manager at cost. Such reimbursements shall be paid only in accord with receipts for such costs provided to the District by Manager.

D. If any capital improvements to the District Maintenance Areas are needed in the future, Manager shall make recommendations to the District Board of Supervisors and solicit proposals for consideration. Such recommendations and proposals shall be delivered to the District Manager prior to presentation to the District Board of Supervisors. If capital improvements are to be contracted for by Manager, instead of the District, Manager shall obtain a minimum of three (3) competitive bids (if possible) on any recommended capital improvement and any such procurement must be performed in accordance with the District's adopted Rules and Procedures, and Chapters 189, 190, 255, and 287, Florida Statutes.

E. Manager is an independent contractor. Manager shall be responsible for all of its employees' compensation and for payment of all relevant taxes, worker's compensation and other related charges. Manager shall have sole authority as an independent contractor in dealing with its employees.

F. The Manager agrees to cooperate with and advise the District Manager and any designated board liaison regarding matters of importance for the smooth operation of the district maintenance areas.

G. Manager agrees that it shall be responsible for reporting to the District Manager and Board of Supervisors all known problems within the District Maintenance Areas.

H. Manager shall not make or enter into contracts, institute legal proceedings, or take any other steps in the name of the District without the express written consent of the District, except in the case of a real emergency, in which case the prior consent of the District Manager shall be required.

I. Manager agrees that it shall be responsible for providing the District Manager with a monthly Manager's Report which shall include all proposals in connection with the proper maintenance and operation of the District Maintenance Areas at least eight (8) days before all regularly scheduled Board of Supervisors Meetings.

**5. TERMINATION.** This Agreement may be terminated by the District at any time and at the discretion of the District, with or without cause, upon thirty (30) days written notice to Manager. This Agreement may be terminated by Manager at any time, with or without cause, upon thirty (30) days written notice to the District. In the event either party terminates this Agreement, the Manager shall bill the District, and receive payment for those Services provided

prior to the date of termination. Should this Agreement be terminated, Manager will take all reasonable and necessary actions to transfer all the books and records of the District in its possession in an orderly fashion to the District within 30 days.

**6. INSURANCE.**

**A.** The Manager shall maintain at its own cost and expense the following insurance coverages during the execution and performance of the Work under this Agreement:

- a.** Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Manager shall agree to be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment. If Manager is an exempt under Florida law, Manager shall provide the exemption documents upon execution of this Agreement.
- b.** Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- 1. Premises and Operations;
- 2. Independent Contractors;
- 3. Product and Completed Operations Liability;
- 4. Broad Form Property Damage; and
- 5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

- c.** Comprehensive Automobile Liability, covering owned, non-owned, or rented automotive equipment to be used in performance of the Work, with minimum limits of \$500,000, with no restrictive endorsements.

**B.** **Landmark at Doral Community Development District** and Wrathell, Hunt & Associates, LLC ("WHA") shall be Additional Named Insureds under the policies of insurance required pursuant to this Agreement.

**C.** District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Manager's interest or liabilities but are merely minimum requirements established by the District. District reserves the right to reasonably require

other insurance coverages that District deems necessary depending upon the risk of loss and exposure to liability.

- D.** Insurance companies selected must be acceptable to District and WHA. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District and the WHA by certified mail.
- E.** The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.
- F.** All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District and WHA with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.
- G.** Manager shall ensure that any company issuing insurance to cover the requirements contained in this Agreement agrees that they shall have no recourse against the District or WHA for payment or assessments in any form on any policy of insurance.
- H.** Manager shall furnish District with a Certificate of Insurance evidencing compliance with the requirements of this Section 6 prior to performing Services hereunder. In the event the Certificate of Insurance provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Manager shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed Certificate of Insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension there under is in effect.
- I.** Violation of the terms of this Section 6 and its sub-parts shall constitute a breach of the Agreement, and District, in its sole discretion, may cancel the Agreement, and all rights, title and interest of the Manager in this Agreement shall thereupon cease and terminate.

## **7. INDEMNIFICATION.**

- A.** Manager shall indemnify, defend, and save harmless District, its respective officers, agents, servants, employees, volunteers and representatives from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of the Manager, its officers, agents, servants or employees arising from this Agreement or its performance. The Manager and the District hereby agree and covenant that the

Manager has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Manager, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1 million per occurrence or no more than the limits of insurance required of the Manager by the Agreement, whichever is greater.

**B.** The execution of this Agreement by the Manager shall obligate Manager to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 6 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

**C.** Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes, or the doctrine of sovereign immunity.

## **8. BOOKS AND RECORDS; PUBLIC RECORDS.**

**A.** Manager shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Manager does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Manager or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Manager transfers all public records to the District upon completion of the Agreement, the Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Manager keeps and maintains public records upon completion of the Agreement, the Manager shall meet all applicable requirements for retaining public records. All

records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

**B.** Manager acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Manager, the Manager shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Manager acknowledges that should Manager fail to provide the public records to the District within a reasonable time, Manager may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**C. IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE MANAGER MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**WRATHELL, HUNT & ASSOCIATES, LLC  
2300 GLADES ROAD, SUITE 410W  
BOCA RATON, FLORIDA 33431  
TELEPHONE: (561) 571-0010  
EMAIL: [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com)**

**9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**10. TAXES.** Manager shall pay all applicable sales, consumer use, and other similar taxes required by law. The District is exempt from all federal, state, and local taxes.

**11. ENFORCEMENT OF AGREEMENT.** In the event that either the District or Manager is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

12. **AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the District and Manager relating to the subject matter of this Agreement.

13. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Manager.

14. **CONFLICTS.** In the event of a direct conflict with respect to the terms and conditions contained in the main body of this Agreement, Exhibit A or Exhibit B, the conflict shall be resolved in favor the prevailing terms and conditions of the main body of the Agreement, followed by Exhibit B, and further followed by Exhibit A.

15. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Manager, both the District and Manager have complied with all the requirements of law, and both the District and Manager have full power and authority to comply with the terms and provisions of this instrument.

16. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**A. If to Manager:** UNUS Property Management, LLC.  
3560 NE 11<sup>th</sup> Drive  
Homestead, Florida 33033  
Attn: Victor E Castro

**B. If to District:** **Landmark at Doral Community  
Development District**  
c/o Wrathell Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attention: District Manager

**With a copy to:** Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, Florida 33301  
Attn: Dennis E. Lyles, Esq.

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Manager may deliver Notice on behalf of the District and Manager. Any party or other person to whom Notices are to be sent or copied may notify the other



parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**17. E-VERIFY.** The Manager, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Manager further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Manager agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Manager shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Manager is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Manager shall require an affidavit from each subcontractors providing that the subcontractors does not employ, contract with, or subcontract with an unauthorized alien. The Manager shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractors of the Manager is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Manager and order the Manager to immediately terminate its subcontract with the subcontractors. The Manager shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Manager's failure to comply with the E-Verify requirements referenced in this subsection.

**18. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Manager any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Manager and their respective representatives, successors, and assigns.

**19. ASSIGNMENT.** Neither the District nor Manager may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

**20. SOVEREIGN IMMUNITY.** The Manager agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

**21. CONTROLLING LAW; VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of

Florida. Venue for purposes of any litigation arising out of this Agreement shall be Miami-Dade County, Florida.

**22. EFFECTIVE DATE.** This Agreement shall take effect on October 1, 2024.

**23. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**24. NO CONSTRUCTION AGAINST DRAFTING PARTY.** Each party to this Agreement expressly recognizes that this Agreement results from a negotiation process in which each party was represented or had the opportunity to be represented by counsel and contributed to the drafting of this Agreement. No legal or other presumptions against the party drafting this Agreement concerning its construction, interpretation or otherwise accrue to the benefit of any party to this Agreement, and each party expressly waives the right to assert such a presumption in any proceedings or disputes connected with, arising out of, or involving this Agreement.

**25. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**26. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**27. WAIVER OF JURY TRIAL. TO THE FULLEST EXTENT ALLOWED BY LAW, THE RESPECTIVE PARTIES HERETO DO HEREBY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER PARTY HERETO AGAINST THE OTHER PERTAINING TO ANY MATTER WHATSOEVER ARISING OUT OR IN ANY WAY CONNECTED WITH THIS AGREEMENT.**

**28. Scrutinized Company Certification.** Manager hereby certifies that as of the date below Manager is not listed on a Scrutinized Companies list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Manager further certifies that:

- A. Manager is not on the Scrutinized Company that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. Furthermore, Manager was not on the Scrutinized Companies that Boycott Israel List and was not participating in a boycott of Israel at the time of bidding on or submitting a proposal for this Agreement.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into this Agreement:

1. Manager does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:
  - i. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or
  - ii. Have a material business relationship involving the supply of military equipment, or
  - iii. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
  - iv. Have been complicit in the genocidal campaign in Darfur.
2. Manager does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:
  - i. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or
  - ii. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.
3. Manager is not engaged in business operations in Cuba or Syria.

Manager understands that this Agreement may be terminated at the option of the District if Manager is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

29. **Responsible Vendor Determination.** Manager is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

29. **Anti-human trafficking Affidavit.** Manager shall provide the District with an affidavit executed by an officer or a representative of the Manager under penalty of perjury


attesting that the Manager does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

ATTEST:

LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT  
DISTRICT

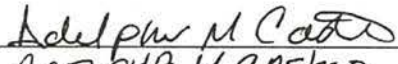
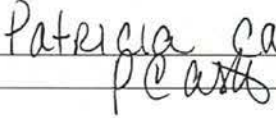
  
Secretary/Assistant Secretary

  
Todd Patterson (Sep 23, 2024 21:20 EDT)  
Chairman/Vice-Chairwoman  
\_\_\_\_ day of Sep 23, 2024, 2024

WITNESSES:

MANAGER:

UNUS PROPERTY MANAGEMENT  
LLC., a limited liability company

  
ADELPHA M CASTRO  
[PRINT NAME OF WITNESS]  
Patricia castro  


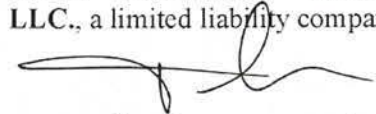
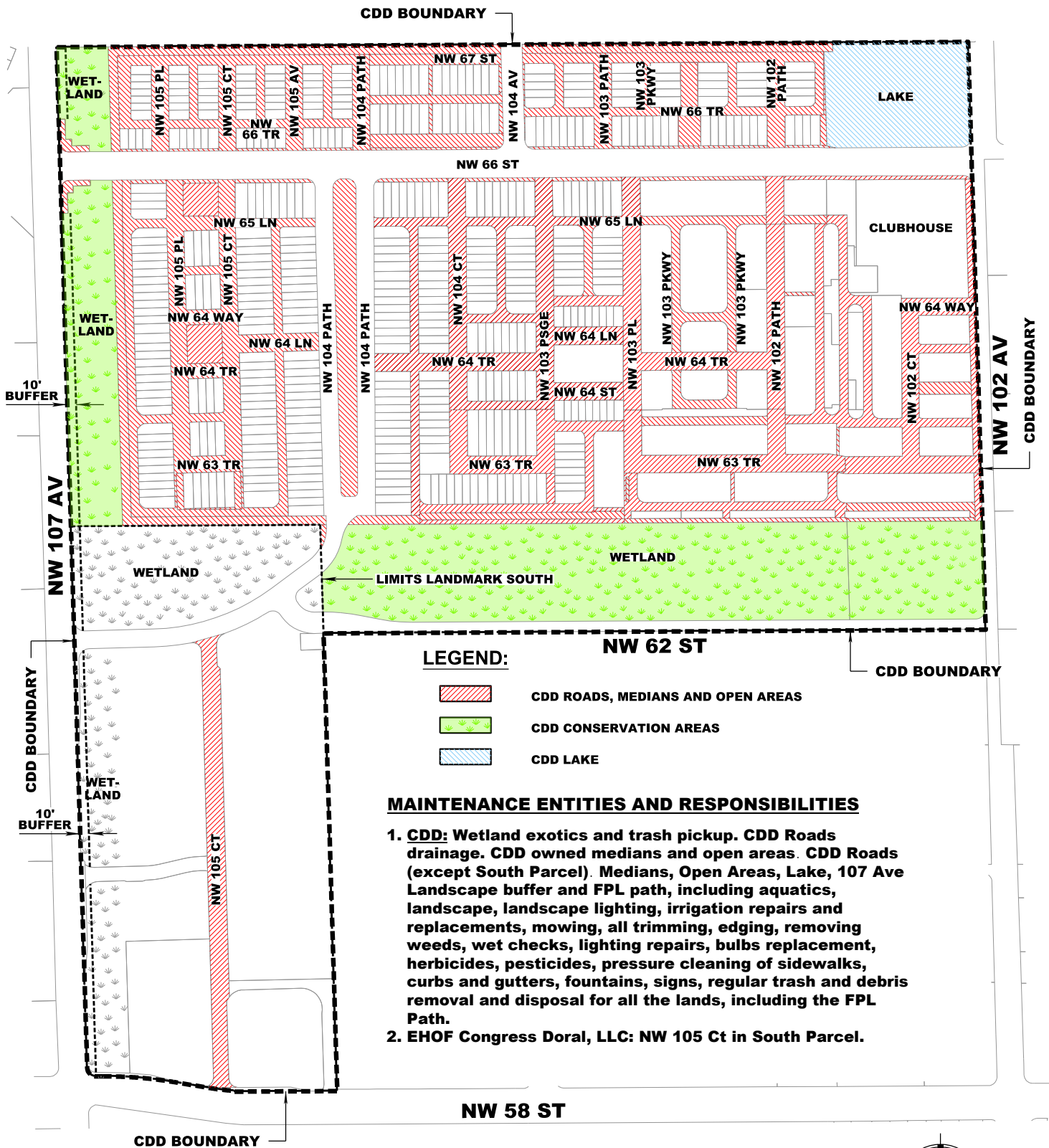
  
By: Victor Castro  
Title: MANGER  
23rd day of September, 2024

Exhibit A

District Maintenance Areas

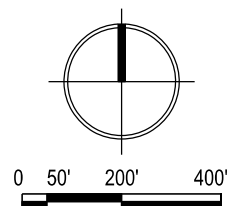


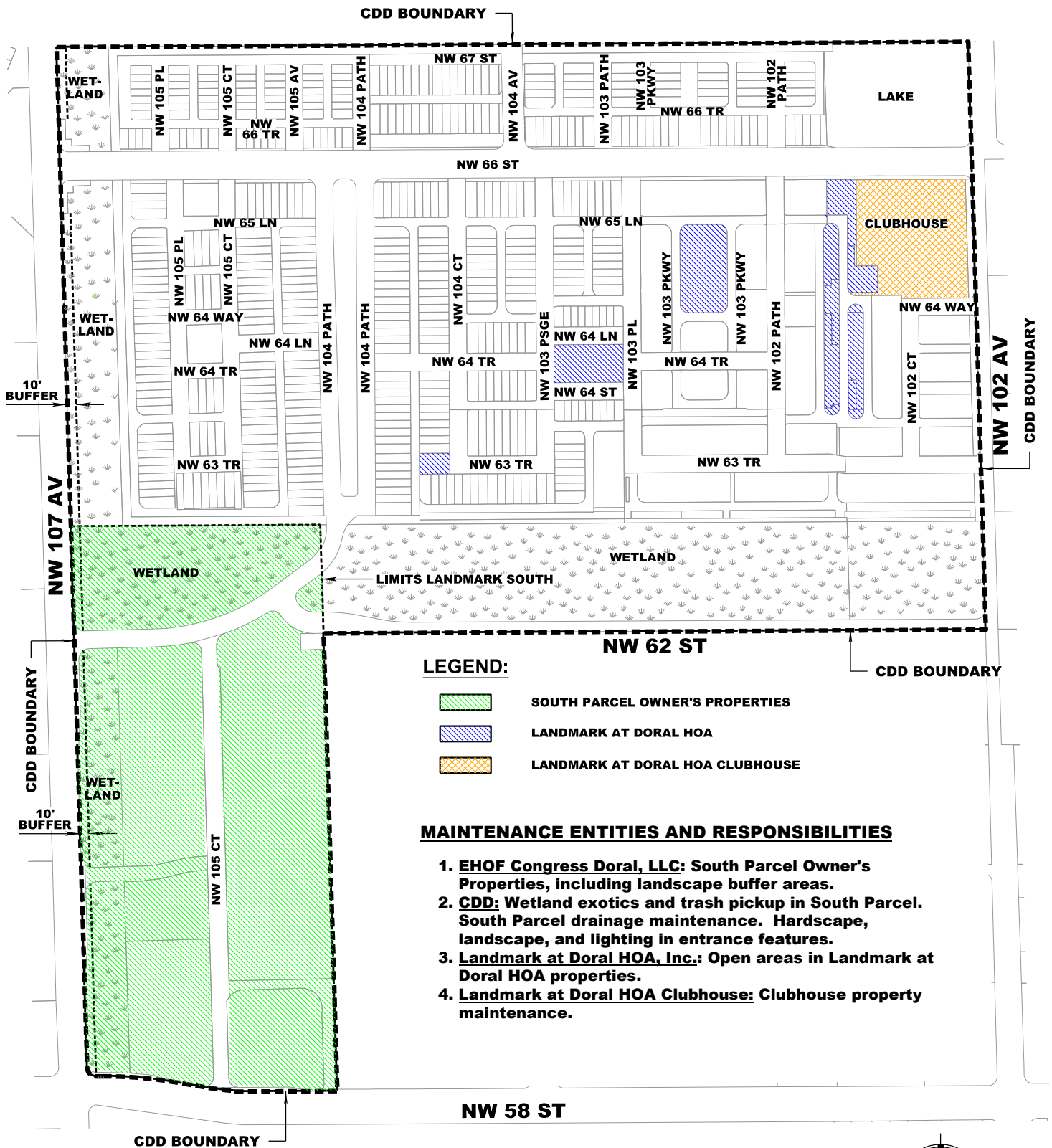
**ALVAREZ ENGINEERS, INC.**

LANDMARK AT DORAL CDD

**LANDMARK AT DORAL - CDD PROPERTIES**

EXHIBIT 1





**ALVAREZ ENGINEERS, INC.**

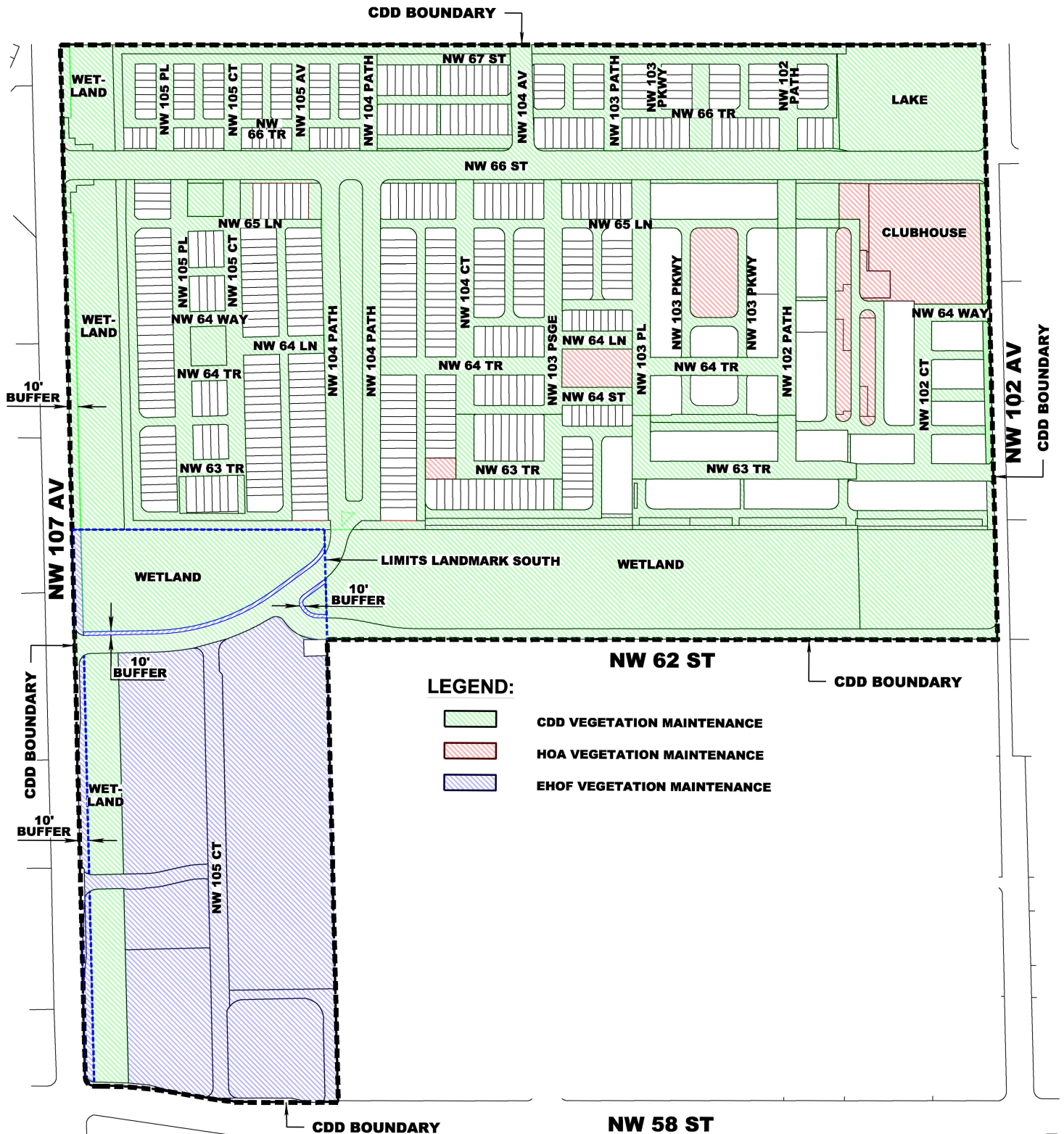
LANDMARK AT DORAL CDD

**LANDMARK AT DORAL - HOA AND SOUTH PARCEL OWNERS PROPERTIES**

EXHIBIT 2







# ALVAREZ ENGINEERS, INC.

LANDMARK AT DORAL CDD

## VEGETATION MAINTENANCE RESPONSABILITY

EXHIBIT 5

**Exhibit B**

**Specifications**

**FIELD MANAGEMENT SERVICES**

A. Manager shall perform all field management services in connection with the District Maintenance Areas, including, but not limited to, the District property, rights-of-way roadways, easements, landscape areas, irrigation facilities, landscape areas, irrigation facilities, lighting and electrical facilities, streetlighting, drainage and stormwater improvements, lakes and lake banks, and those such facilities the District is responsible for maintaining, Interlocal agreements requiring operations and maintenance, performing routine and regular inspection of District Maintenance Areas and facilities managing and scheduling contractors, and obtaining and reviewing proposals from contractors.

B. Manager shall conduct site visits up to three times per week, lasting up to two hours each or devote such time as is necessary to complete the duties and responsibilities assigned to the Manager under this Agreement.

C. Manager hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.

D. Manager shall provide the field management services (and any additional services as authorized by the District) in compliance with all applicable laws and regulatory standards and third party contractual agreements.

E. Manager shall attend all regularly scheduled meetings of the District Board of Supervisors unless otherwise directed by the District Board of Supervisors.

F. Manager shall engage in supervising and providing necessary oversight of all contractors and maintenance providers of the District and manage the corresponding contracts on behalf of the District, as needed, called for, and as necessary to properly perform the field management services.

G. Manager shall prepare and solicit bids, proposals, requests for proposals, and requests for qualifications, for services and materials and supplies related to areas of oversight for the approval of the District as required by law and any rules applicable to District.

H. Manager shall manage those contracts on behalf of the District, for services reasonably necessary and related to the operation, maintenance, up-keep, repair, replacement, and preservation of the District Maintenance Areas and facilities, including, but not limited to, the day-to-day administration of District landscape maintenance, irrigation maintenance, fertilization, pest control, aquatic maintenance, aerator, fountain and lake maintenance, weed control, mitigation area maintenance, fountain maintenance, and other contracts pertaining to District operations and maintenance.

I. Manager shall correspond and communicate with the District Board of Supervisors and the District Manager assigned to the District to respond to the various needs of the District.

J. Manager shall provide regular (no less frequently than monthly) reports to the District Board of Supervisors and the District Manager of the status of pending items and completed activities and operations of the District and the District Maintenance Areas.

K. Manager shall oversee, review, and approve invoices from approved vendors upon completion of any undertakings relating to the field management services, shall be responsible for coding invoice to the appropriate accounting code as provided by the District Manager of the District or identify the line item in the District's budget that the expense shall be applied to, and shall timely submit duly signed invoices for such vendors to the District Manager for payment.

L. Manager shall assist District Manager with the preparation of maintenance and service specifications pertaining to District Maintenance Areas and improvements associated therewith.

M. Manager shall have the ability to deal with residents' complaints with respect to the Services and the contracts managed thereunder in an objective and consistent manner and shall have knowledge of state, local, and District statutes, rules and regulations affecting the provision of field management services and have the ability to communicate such statutes, rules and regulations. Manager shall provide for complaint resolution and shall log and document all telephone calls, emails or other correspondence, as well as Manager's reply and resolution of such complaints, where applicable.

N. Manager shall maintain liaison with public safety agencies and recommend to the District Board of Supervisors improvements to the security of the real property and improvements for which the District has maintenance responsibilities, as needed.

O. Manager shall have knowledge of landscape maintenance, fertilization, and pest control, irrigation, janitorial/housekeeping tasks, interior maintenance problems and fire safety regulations, security, aquatic maintenance, compliance procedures and shall recommend improvements or repairs to the District Board of Supervisors

P. Manager shall maintain a landscape maintenance schedule calendar and an irrigation maintenance schedule calendar and shall routinely inspect work completed by the contractors engaged by the District to perform services pertaining to or associated with the District Maintenance Areas (as provided herein).

Q. Any purchases of goods or services in connection with this Agreement shall be made in strict accordance with Chapter 190, Florida Statutes, and any other applicable law.

R. Manager shall work with the assigned District Manager to prepare a proposed District operating budget for each fiscal year (October 1 through September 30) with respect to Manager's areas of oversight under this Agreement. Manager shall be responsible for proposing budget line items in accordance with the timeline for budget approval set forth in Chapter 190,

Florida Statutes, and as directed by the District, for Manager's areas of oversight, shall provide planning and recommendations with respect to annual and multi-year projects, shall furnish or be responsible for obtaining cost estimates related to areas of oversight for the annual budget and for projects.

S. Manager shall perform this Agreement and act directly in the capacity of field or operations manager, supervising and ensuring that all approved vendors and service providers comply with the requirements of their respective contracts with the District pertaining to the District Maintenance Areas and this Agreement. District shall be solely responsible for the payment of vendor services that have been procured in accordance with the laws, rules, policies, resolutions or statutes applicable to the District and approved or otherwise authorized by the District Board of Supervisors.

## AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

In compliance with Section 787.06 (13), Florida Statutes, this attestation must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with \_\_\_\_\_ Community Development District (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.
2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, It will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.
3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.
4. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

NONGOVERNMENTAL ENTITY: UNUS Property Management LLC  
NAME: Victor Castro  
TITLE: Manager  
SIGNATURE: [Signature]  
DATE: 09/23/2024

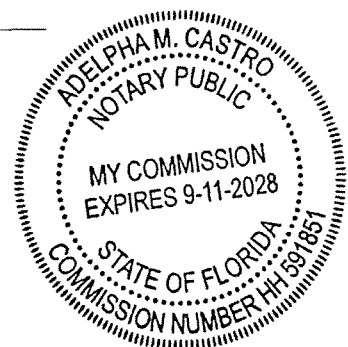
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

SWORN TO (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of September 2024, by VICTOR CASTRO in his/her capacity as MANAGER for UNUS Property Management LLC (name of Nongovernmental Entity).

[Signature]  
NOTARY PUBLIC

☒ Personally Known OR  
☐ Produced Identification

\_\_\_\_\_  
Type of Identification Produced





# AGREEMENT BETWEEN

Final Audit Report

2024-09-24

Created:	2024-09-23
By:	Kristen Thomas (thomask@whhassociates.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAR3YbsSFVW-H1WqQmTw06aaist1ChPHT

## "AGREEMENT BETWEEN" History



Document created by Kristen Thomas (thomask@whhassociates.com)

2024-09-23 - 9:19:33 PM GMT



Document emailed to Todd Patterson (toddpatterson@mac.com) for signature

2024-09-23 - 9:19:40 PM GMT



Email viewed by Todd Patterson (toddpatterson@mac.com)

2024-09-24 - 1:19:35 AM GMT



Document e-signed by Todd Patterson (toddpatterson@mac.com)

Signature Date: 2024-09-24 - 1:20:05 AM GMT - Time Source: server



Agreement completed.

2024-09-24 - 1:20:05 AM GMT



Adobe Acrobat Sign

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**6A**



# F & A painting services, inc

8720 NW 112th Ct, Doral Fl, 33178  
 786 406 9875 / 786 399 0636  
 faremorerepairs@gmail.com

EIN: 82-3959266  
 License: 24BS00087

**To:** Landmark at Doral CDD  
**Address:** 10220 NW 66th, Doral, FL 33178.  
**Phone:** 786 422-1142  
**Email:** [victor@unusmgmt.com](mailto:victor@unusmgmt.com)

**Nr:** 202504-009  
**Date of Issue:** 04/07/2025  
**Validity:** until April 30 2025

## Quotation

Item	Description	Unit	QTY	Price	TOTAL
<b>SCOPE OF WORK</b>					
<b>1</b>	<b>STUCCO &amp; MASONRY SURFACES</b>				
	1. Pressure Washing of all stucco surface, with pressure at 4.000 p.s.i. 2. Repairs stucco by sealing with Concrete and Masonry Elastomeric Patching Compound (smooth or textured). 3. Prime coat of Loxon Conditioner primer on walls and overhangs. 4. Finish coat with Duration Exterior Acrylic (2 colors).	FTQS	1		1,800.00
<b>2</b>	<b>DECK PLANK</b>				
	1. Removal and Reinstallation of Deck Planks Where Needed. 2. Removal of existing deck planks, repair of the underlying wooden structure, and reinstallation of the same planks where needed. 3. Cleaning and preparation of surfaces, application of Caulking, sealer and sanding where needed. 4. Apply Primer previously painted. 5. Finish coat with Duration Exterior Acrylic.	Pc	1		4,000.00
<b>3</b>	<b>METAL</b>				
	1. Cleaning and sanding the surface before painting 2. Prime Coat with Pro Industrial Pro-Cryl Universal Metal Primer. 3. Finish coat with Pre-catalized Waterbased Urethane	Pc			1,700.00
<b>4</b>	<b>STONE</b>				
	1. Pressure Washing of stone surface, with pressure at 4.000 p.s.i. 2. Application of Clear Sealer on stone	LF	1		900.00
<b>SUB - TOTAL (\$):</b>					<b>8,400.00</b>
<b>TOTAL (\$.):</b>					<b>8,400.00</b>



**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**6B**

# ESTIMATE

No. #40

Date 25-04-2025

Valid Until 25-05-2025

## Bill from

Mv&mb florida painting Llc. 2927nw 93 st Miami fl  
33147  
Mvmbvorp123@yahoo.com  
Marcelo batres  
+1 786-970-0262

## Bill to

LANDMARK TO DORAL DD  
Victor@unusmgmt.com  
+1 786-363-9594

Item(s) Name	Rate (\$)	Quantity	Amount (\$)
Entrance walls to condominiums on Northwest 66 st nw 107 ave el doral fl Painting on the walls of the entrance to the condominiums. The estimate is made for both walls, one on the south side of the entrance and the other on the north side of the same entrance. We will do it as follows:  - Remove of the brown PVC pieces from the facade to replace the deteriorated material - Installation of the removed PVC pieces - sanding of the black metal pieces - Sanding of the gray metal railings - Pressure washing the walls - Repair all cracks in the concrete walls - Primer the walls - Application of Super Paint brown flat finish to the PVC facade of the wall - Application of Sherwin Williams Super Paint flat finish in various colors to the concrete walls (banding, trims front and back place) - Application of gray metallic paint to the railings - Application of gray paint to the wall lamps - Application of metallic paint to other black trim - Application of sealer to the tile stone decorations. Total price including materials and labor. -\$5,150.00	\$5,150.00	1	\$5,150.00

Subtotal	\$5,150.00
Discount	\$0.00
Total	\$5,150.00

Balance Due  
\$5,150.00

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

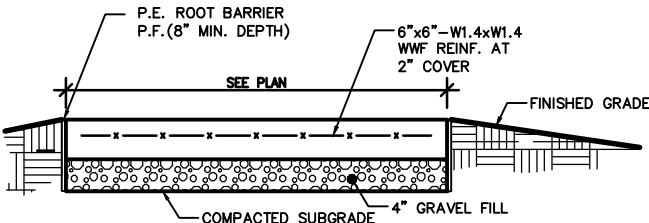
SIDEWALK IMPROVEMENTS AT NW 104 AVE & NW 66TH ST



NOTES:

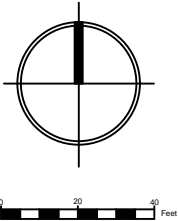
- 1. IRRIGATION LINES TO BE ACCOMMODATED BY CONTRACTOR.
- 2. WATER METER SERVICE LINES TO BE ACCOMMODATED BY CONTRACTOR.
- 3. ROOT PRUNING TO BE PERFORMED BY CONTRACTOR PRIOR TO SUBGRADE COMPACTION

ALVAREZ ENGINEERS, INC.  
LANDMARK AT DORAL CDD  
LANDMARK AT DORAL - CDD PROPERTIES



NOTE: PROVIDE HAND TOOLED TRANSVERSE & LONGITUDINAL CONTRACTION JOINTS @ 5'-0" O.C. MAX., 1/8" EXPANSION JOINTS @ 25'-0" O.C. MAX

SIDEWALK DETAIL  
N.T.S.



## LANDMARK AT DORAL PARK SIDEWALK IMPROVEMENTS

NW 104th AVE &amp; NW 66th STREET, DORAL, FLORIDA 33178

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Estimated Cost (\$)
					Total
CONSTRUCTION F&I - SIDEWALK CONSTRUCTION					
1	Clearing & Grubbing (Root Pruning)	0.0070	AC	300,000.00	\$ 2,100.00
2	Silt Fence (No Maintenance)	140	LF	3.10	\$ 434.00
3	Sod Restoration	128	SF	3.00	\$ 384.00
4	4" Conc. Sidewalk (w/ 6" x 6" W1.4 Reinf.)	36	SY	80.00	\$ 2,880.00
5	Root Barrier (F&I) (8" Deep)	128	LF	6.00	\$ 768.00
6	Sidewalk Limerock Base	36	SY	50.00	\$ 1,800.00
7	Concrete Bench (F&I)	2	EA	2,500.00	\$ 5,000.00
8	Irrigation Vertical Relocation	64	LF	31.00	\$ 2,000.00
9	Water Service Vertical Relocation	64	LF	31.00	\$ 2,000.00
Subtotals Totals					\$ 17,366.00
10	Mobilization	10	%	1,736.60	\$ 1,736.60
11	MOT	5	%	868.30	\$ 868.30
12	Contingency	10	%	1,736.60	\$ 1,736.60
13	Soft Costs	10	%	1,736.60	\$ 1,736.60
Grand Totals					\$ 24,000.00

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

9

## RESOLUTION 2025-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Landmark at Doral Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

**DATE:** \_\_\_\_\_

**HOUR:** 4:00 p.m.

**LOCATION:** Landmark Clubhouse  
10220 NW 66<sup>th</sup> Street  
Doral, Florida 33178

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Miami-Dade County and the City of Doral at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.



6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 7<sup>TH</sup> DAY OF MAY, 2025.**

ATTEST:

**LANDMARK AT DORAL COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2025/2026 Proposed Budget

**Exhibit A:** Fiscal Year 2025/2026 Proposed Budget

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
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Bond Amortization Table - Series 2019 Senior Bonds	9
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**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 533,453				\$ 933,028
Allowable discounts (4%)	(21,338)				(37,321)
Assessment levy: net	512,115	\$ 478,875	\$ 33,240	\$ 512,115	895,707
Interest and miscellaneous	-	44	-	44	-
Total revenues	512,115	478,919	33,240	512,159	895,707
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	4,304	4,306	1,722	6,028	4,304
Management/accounting/recording	42,520	21,260	21,260	42,520	43,796
Legal general counsel	18,000	19,872	6,500	26,372	24,000
Engineering	25,000	20,796	7,500	28,296	28,500
Audit	8,900	-	8,900	8,900	9,100
Accounting services - debt service	5,305	2,653	2,652	5,305	5,305
Assessment roll preparation	11,395	5,698	5,697	11,395	11,395
Arbitrage rebate calculation	1,500	750	750	1,500	1,500
Dissemination agent	3,500	1,750	1,750	3,500	3,500
Trustee	5,500	4,246	1,254	5,500	5,500
Postage	500	110	390	500	500
Printing & binding	500	250	250	500	500
Legal advertising	3,000	-	3,000	3,000	3,000
Office supplies	500	-	500	500	500
Annual district filing fee	175	175	-	175	175
Insurance: general liability	7,878	7,449	-	7,449	7,878
Insurance: property	-	-	13,214	13,214	30,639
Website	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Contingencies	1,000	464	536	1,000	1,000
Total professional & administrative	140,392	90,484	76,085	166,569	182,007

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
<b>Field operations</b>					
Field operations management	38,400	19,200	19,200	38,400	38,400
Conservation area inspections	3,600	-	3,600	3,600	3,600
Wetlands planting & earthwork	6,000	-	6,000	6,000	6,000
Wetlands vegetation trimming	22,000	-	7,500	7,500	17,000
Conservation area management services	6,628	2,592	4,036	6,628	6,628
Landscape maintenance & irrigation	294,654	130,182	157,544	287,726	273,468
Irrigation - rust services	-	-	11,500	11,500	27,840
Lake bank beautification	-	5,764	-	5,764	-
Landscape irrigation repairs	15,000	3,775	5,000	8,775	16,000
Lake maintenance	-	286	-	286	1,716
Fountains - O&M	13,000	7,073	3,700	10,773	13,200
Fence repairs	7,500	-	-	-	5,000
Environmental investigation	26,250	-	26,250	26,250	26,250
Annual permits	6,000	-	-	-	3,500
Sidewalk repairs	32,000	21,725	-	21,725	5,000
Roadway maintenance	1,000	-	-	-	2,500
Signage repairs	1,000	-	1,000	1,000	30,125
Security - Rover and cameras	-	-	-	-	55,639
Pressure washing	17,000	17,850	-	17,850	17,000
Installation of median lights (NW 66th St)	160,000	61,013	98,987	160,000	-
Installation of street lights (NW104th Path)	22,733	17,004	5,729	22,733	-
Drainage system maintenance	20,654	-	49,800	49,800	90,000
Holiday Lights	1,500	-	-	-	30,000
Utilities - irrigation fountains	12,000	-	-	-	12,000
Utilities - electric	2,500	-	2,500	2,500	2,500
Utilities - street lights	12,000	-	5,000	5,000	12,000
Contingencies	9,000	5,510	3,490	9,000	9,000
Total field operations	730,419	291,974	391,636	664,410	704,366
<b>Other fees and charges</b>					
Property appraiser & tax collector	5,334	4,792	-	4,792	9,330
Total other fees and charges	5,334	4,792	-	4,792	9,330
Total expenditures	876,145	387,250	467,721	835,771	895,703
Excess/(deficiency) of revenues over/(under) expenditures	(364,030)	91,669	(434,481)	(323,612)	4
Fund balance - beginning (unaudited)	623,051	692,088	783,757	692,088	368,476
Fund balance - ending (projected)					
Assigned					
3 months working capital	224,945	114,472	224,945	224,945	229,834
Doral Cay stormwater	34,067	34,067	34,067	34,067	34,067
Unassigned	9	635,218	90,264	109,464	104,579
Fund balance - ending (projected)	\$ 259,021	\$ 783,757	\$ 349,276	\$ 368,476	\$ 368,480

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 4,304
Management/accounting/recording	43,796
<p><b>Wrathell, Hunt and Associates, LLC</b>, specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.</p>	
Legal general counsel	24,000
<p>Billing, Cochran, Lyles, Mauro &amp; Ramsey, P.A., provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	28,500
<p>Alvarez Engineers, Inc., provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	9,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.</p>	
Accounting services - debt service	5,305
Assessment roll preparation	11,395
<p>The District may collect its annual operating and debt service assessment through direct off-roll assessment billing to landowners and/or placement of assessments on the annual real estate tax bill from the county's tax collector. The District's contract for financial services with <b>Wrathell, Hunt and Associates, LLC</b>, includes assessment roll preparation. The District anticipates all funding through direct off-roll assessment billing to landowners.</p>	
Arbitrage rebate calculation	1,500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent fees	3,500
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities &amp; Exchange Act of 1934.</p>	
Trustee	5,500
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, checks, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	3,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Office supplies	500
Accounting and administrative supplies.	
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Insurance: general liability	7,878
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	
Insurance: property	30,639
Website	705
District website per bondholder request.	
ADA website compliance	210
Contingencies	1,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	

**Field operations**

Field operations management	38,400
Conservation area inspections	3,600
Monitoring reports are prepared by RS Environmental.	
Wetlands planting & earthwork	6,000
Replanting existing wetlands landscaping as necessary	
Wetlands vegetation trimming	17,000
Wetlands vegetation trimming at 62nd St, 104th Path and 102nd Ave	
Conservation area management services	6,628
The area management services is for maintenance of the preservation area being done by Allstate Resource Management	
Labor, equipment, clean up, disposal, transfer of plantings, install of pavers, furniture.	
Fence repairs	5,000
The fence repair budget is a contingency item in case repairs are needed.	
Landscape maintenance & irrigation	273,468
Irrigation - rust services	27,840
Caring of lawns, shrubs, beds, annuals, irrigation, trees, palms, mulch and overall health	
Landscape irrigation repairs	16,000
Irrigation repairs in excess of agreement	
Lake maintenance	1,716
Monthly maintenance	
Fountains - O&M	13,200
Monthly contract at 350 for both fountains per month plus one time paint and repair cost.	
Environmental investigation	26,250
Consulting agreement for DERM related services, reporting and groundwater sampling of the NE lake	
Annual permits	3,500
Sidewalk repairs	5,000
Maintenance and repair of CDD-owned sidewalks	
Roadway maintenance	2,500
Security- Rover and Cameras	55,000
General maintenance (e.g., sidewalk spray, etc.)	



**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Signage repairs	30,125
Pedestrian crossing and miscellaneous signage	
Pressure washing	17,000
Drainage system maintenance	
A 5-year program is recommended, where 20% of the system is serviced every year, so at the end of the 5th year 100% of the system has been serviced.	90,000
Holiday Lights	30,000
Utilities - irrigation fountains	12,000
Utilities - electric	2,500
Electric costs for NW 66th median lights, NW 104th Path street lights, exercise park	
Utilities - street lights	12,000
Lease and maintenance of 60 street light poles on NW 104th Path	
Contingencies	9,000
<b>Other fees and charges</b>	
Property appraiser	
The property appraiser's fee is 0.5%.	9,330
Total expenditures	<u><u>\$895,064</u></u>

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2016  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 189,631				\$ 189,631
Allowable discounts (4%)	(7,585)				(7,585)
Assessment levy: net	182,046	\$ 237,574	\$ 11,816	\$ 249,390	182,046
Interest	-	7,338	-	7,338	-
Total revenues	182,046	244,912	11,816	256,728	182,046
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	63,000	-	63,000	63,000	67,000
Interest	117,723	58,861	58,862	117,723	114,730
Total debt service	180,723	58,861	121,862	180,723	181,730
<b>Other fees &amp; charges</b>					
Property appraiser & tax collector	1,896	9,871	-	9,871	1,896
Total other fees & charges	1,896	9,871	-	9,871	1,896
Total expenditures	182,619	68,732	121,862	190,594	183,626
Excess/(deficiency) of revenues over/(under) expenditures	(573)	176,180	(110,046)	66,134	(1,580)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(67,344)	-	(67,344)	-
Total other financing sources/(uses)	-	(67,344)	-	(67,344)	-
Fund balance:					
Net increase/(decrease) in fund balance	(573)	108,836	(110,046)	(1,210)	(1,580)
Beginning fund balance (unaudited)	188,959	195,889	304,725	195,889	194,679
Ending fund balance (projected)	\$ 188,386	\$ 304,725	\$ 194,679	\$ 194,679	193,099
Use of fund balance:					
Debt service reserve account balance (required)					(90,588)
Interest expense - November 1, 2026					(55,774)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 46,737

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

	<b>Principal</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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
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	-
<b>Total</b>	<b>2,353,000.00</b>	<b>1,477,285.00</b>	<b>3,830,285.00</b>	

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 1,124,042				\$ 1,124,042
Allowable discounts (4%)	(44,962)				(44,962)
Assessment levy: net	1,079,080	\$ 941,696	\$ 70,040	\$ 1,011,736	1,079,080
Interest	-	25,510	-	25,510	-
Total revenues	1,079,080	967,206	70,040	1,037,246	1,079,080
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	685,000	-	685,000	685,000	700,000
Interest	381,444	190,722	190,722	381,444	360,163
Total debt service	1,066,444	190,722	875,722	1,066,444	1,060,163
<b>Other fees &amp; charges</b>					
Property appraiser & tax collector	11,240	1,930	9,310	11,240	11,240
Total other fees & charges	11,240	1,930	9,310	11,240	11,240
Total expenditures	1,077,684	192,652	885,032	1,077,684	1,071,403
Excess/(deficiency) of revenues over/(under) expenditures	1,396	774,554	(814,992)	(40,438)	7,677
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers in	-	67,344	-	67,344	-
Total other financing sources/(uses)	-	67,344	-	67,344	-
Fund balance:					
Beginning fund balance (unaudited)	1,091,660	1,133,260	1,975,158	1,133,260	1,160,166
Ending fund balance (projected)	\$1,093,056	\$ 1,975,158	\$ 1,160,166	\$ 1,160,166	1,167,843
Use of fund balance:					
Debt service reserve account balance (required)					(528,300)
Interest expense - November 1, 2026					(169,206)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 470,337

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

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>7,875,000.00</b>		<b>1,753,200.00</b>	<b>9,628,200.00</b>	

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

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>3,265,000.00</b>		<b>963,268.76</b>	<b>4,228,268.76</b>	

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&amp;M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
<b><u>North Parcel</u></b>					
TH/Flat (Condo)	276	\$ 599.64	\$ 1,300.65	\$ 1,900.29	\$ 1,643.49
TH 1 (Large)	89	599.64	1,630.15	2,229.79	1,972.99
TH 2 (Small)	390	599.64	1,589.69	2,189.33	1,932.53
<b>Total</b>	<b>755</b>				
<b><u>East Parcel</u></b>					
TH/Flat (Condo)	132	599.64	1,436.60	2,036.24	1,779.44
<b>Total</b>	<b>132</b>				
<b><u>South Parcel</u></b>					
Commercial	37.981	599.64	-	599.64	342.84
Apartments	631	599.64	-	599.64	342.84
<b>Total</b>	<b>668.981</b>				

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**10**



**RESOLUTION 2025-08**

**A RESOLUTION OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Miami-Dade County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 7<sup>th</sup> day of May, 2025.

Attest:

**LANDMARK AT DORAL COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

Exhibit A

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2025	Regular Meeting	4:00 PM
November 19, 2025	Regular Meeting	4:00 PM
December 17, 2025	Regular Meeting	4:00 PM
January 21, 2026	Regular Meeting	4:00 PM
February 18, 2026	Regular Meeting	4:00 PM
March 18, 2026	Regular Meeting	4:00 PM
April 15, 2026	Regular Meeting	4:00 PM
May 20, 2026	Regular Meeting	4:00 PM
June 17, 2026	Regular Meeting	4:00 PM
July 15, 2026	Regular Meeting	4:00 PM
August 19, 2026	Regular Meeting	4:00 PM
September 16, 2026	Regular Meeting	4:00 PM

**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  
MARCH 31, 2025**

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2025**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2016	Debt Service Series 2019	Capital Projects Series 2016	
<b>ASSETS</b>					
Cash - SunTrust	\$ 816,496	\$ -	\$ -	\$ -	\$ 816,496
Investments					
Revenue	-	199,380	1,418,983	-	1,618,363
Reserve	-	100,638	366,800	-	467,438
2019A-2 Reserve 2008	-	-	161,500	-	161,500
Sinking A2	-	-	71	-	71
Principal	-	-	183	-	183
Construction	-	47	-	13,376	13,423
Due from Merged	5,375	-	37,069	-	42,444
Due from General fund	-	4,660	27,621	-	32,281
Total assets	<u>\$ 821,871</u>	<u>\$ 304,725</u>	<u>\$ 2,012,227</u>	<u>\$ 13,376</u>	<u>\$ 3,152,199</u>
<b>LIABILITIES</b>					
<b>Liabilities</b>					
Due to other funds					
Debt service 2016	\$ 4,660	\$ -	\$ -	\$ -	\$ 4,660
Debt service 2019	27,621	-	-	-	27,621
Taxes payable	459	-	-	-	459
Total liabilities	<u>32,740</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>32,740</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred receipts	5,374	-	37,069	-	42,443
Total deferred inflows of resources	<u>5,374</u>	<u>-</u>	<u>37,069</u>	<u>-</u>	<u>42,443</u>
<b>Fund balances</b>					
Restricted for:					
Debt service	-	304,725	1,975,158	-	2,279,883
Capital projects	-	-	-	13,376	13,376
Assigned					
3 months working capital	224,945	-	-	-	224,945
Doral Cay stormwater	34,067	-	-	-	34,067
Unassigned	524,745	-	-	-	524,745
Total fund balances	<u>783,757</u>	<u>304,725</u>	<u>1,975,158</u>	<u>13,376</u>	<u>3,077,016</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 821,871</u>	<u>\$ 304,725</u>	<u>\$ 2,012,227</u>	<u>\$ 13,376</u>	<u>\$ 3,152,199</u>

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 13,238	\$ 478,875	\$ 512,115	94%
Interest & miscellaneous	7	44	-	N/A
Total revenues	<u>13,245</u>	<u>478,919</u>	<u>512,115</u>	94%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	861	4,306	4,304	100%
Management/accounting/recording	3,543	21,260	42,520	50%
Legal - general counsel				
Billing, Cochran, Lyles, Mauro & Ramsey	3635	19,872	18,000	110%
Engineering	2,326	20,796	25,000	83%
Audit	-	-	8,900	0%
Accounting services - debt service	442	2,653	5,305	50%
Assessment roll preparation	950	5,698	11,395	50%
Arbitrage rebate calculation	-	750	1,500	50%
Dissemination agent	292	1,750	3,500	50%
Trustee	-	4,246	5,500	77%
Postage & reproduction	27	110	500	22%
Printing & binding	42	250	500	50%
Legal advertising	-	-	3,000	0%
Office supplies	-	-	500	0%
Annual district filing fee	-	175	175	100%
Insurance: general liability	-	7,449	7,878	95%
ADA website compliance	-	-	210	0%
Website	-	705	705	100%
Contingencies	92	464	1,000	46%
Total professional & administrative	<u>12,210</u>	<u>90,484</u>	<u>140,392</u>	64%

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations</b>				
Field Operations Management	3,200	19,200	38,400	50%
Monitoring reports	-	-	3,600	0%
Wetlands planting and earthwork	-	-	6,000	0%
Wetland vegetation trimming	-	-	22,000	0%
Area management services	-	2,280	6,628	34%
Lake Bank Beautification	-	5,764	-	N/A
Landscape Maintenance & Irrigation	350	130,182	294,654	44%
Lake Maintenance Water mgmt	-	286		N/A
Conservation area mgmt service	-	312		N/A
Landscape irrigation repairs	3,775	3,775	15,000	25%
Fountain - O&M	200	7,073	13,000	54%
Fence repair	-	-	7,500	0%
Sidewalk repairs	-	21,725	32,000	68%
Pressure Washing	-	17,850	17,000	105%
Environmental investigation	-	-	26,250	0%
Annual permits	-	-	6,000	0%
Roadway maintenance	-	-	1,000	0%
Signage repairs	-	-	1,000	0%
Installation of Median lights	-	61,013	160,000	38%
Installation of Street lights	-	17,004	22,733	75%
Drainage system maintenance	-	-	20,654	0%
Property Insurance	-	-	1,500	0%
Utilities - Irrigation	-	-	12,000	0%
Utilities - electric	-	-	2,500	0%
Utilities - Street Lights	-	-	12,000	0%
Contingencies		5,510	9,000	61%
Total field operations	<u>7,525</u>	<u>291,974</u>	<u>730,419</u>	40%
<b>Other fees and charges</b>				
Property appraiser & tax collector	129	4,792	5,334	90%
Total other fees and charges	<u>129</u>	<u>4,792</u>	<u>5,334</u>	90%
Total expenditures	<u>19,864</u>	<u>387,250</u>	<u>876,145</u>	44%
Excess/(deficiency) of revenues over/(under) expenditures	(6,619)	91,669	(364,030)	
Fund balance - beginning	<u>790,376</u>	<u>692,088</u>	<u>623,051</u>	
Fund balance - ending (projected)	<u>783,757</u>	<u>783,757</u>	<u>259,021</u>	
Assigned				
3 months working capital	224,945	224,945	224,945	
Doral Cay stormwater	34,067	34,067	34,067	
Unassigned	524,745	524,745	9	
Fund balance - ending	<u>\$ 783,757</u>	<u>\$ 783,757</u>	<u>\$ 259,021</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 MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments - on roll	\$ 4,706	\$ 237,574	\$ 182,046	131%
Interest	911	7,338	-	N/A
Total revenues	<u>5,617</u>	<u>244,912</u>	<u>182,046</u>	135%
<b>EXPENDITURES</b>				
Principal	-	-	63,000	0%
Interest	-	58,861	117,723	50%
Total expenditures	<u>-</u>	<u>58,861</u>	<u>180,723</u>	33%
<b>Other fees and charges</b>				
Property appraiser & tax collector	46	9,871	1,896	521%
Total other fees and charges	<u>46</u>	<u>9,871</u>	<u>1,896</u>	521%
Total expenditures	<u>46</u>	<u>68,732</u>	<u>182,619</u>	38%
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	(67,344)	(67,344)	-	N/A
Total other financing sources/(uses)	<u>(67,344)</u>	<u>(67,344)</u>	<u>-</u>	N/A
Excess/(deficiency) of revenues over/(under) expenditures	(61,773)	108,836	(573)	
Fund balance - beginning	366,498	195,889	188,959	
Fund balance - ending	<u>\$ 304,725</u>	<u>\$ 304,725</u>	<u>\$ 188,386</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 MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments - on roll	\$ 27,893	\$ 941,696	\$ 1,079,080	87%
Interest	5,695	25,510	-	N/A
Total revenues	<u>33,588</u>	<u>967,206</u>	<u>1,079,080</u>	90%
<b>EXPENDITURES</b>				
Principal	-	-	685,000	0%
Interest	-	190,722	381,444	50%
Total expenditures	<u>-</u>	<u>190,722</u>	<u>1,066,444</u>	18%
<b>Other fees and charges</b>				
Property appraiser & tax collector	272	1,930	11,240	17%
Total other fees and charges	<u>272</u>	<u>1,930</u>	<u>11,240</u>	17%
Total expenditures	<u>272</u>	<u>192,652</u>	<u>1,077,684</u>	18%
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	67,344	67,344	-	N/A
Total other financing sources/(uses)	<u>67,344</u>	<u>67,344</u>	<u>-</u>	N/A
Excess/(deficiency) of revenues over/(under) expenditures	100,660	841,898	1,396	
Fund balance - beginning	1,874,498	1,133,260	1,091,660	
Fund balance - ending	<u>\$ 1,975,158</u>	<u>\$ 1,975,158</u>	<u>\$ 1,093,056</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 MARCH 31, 2025**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest & miscellaneous	\$ 41	\$ 234
Total revenues	<u>41</u>	<u>234</u>
<b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	41	234
Fund balance - beginning	13,335	13,142
Fund balance - ending	<u>\$ 13,376</u>	<u>\$ 13,376</u>

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

	<b>Principal</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/16		81,279.18	81,279.18	2,840,000.00
05/01/17	46,000.00	67,111.25	113,111.25	2,794,000.00
11/01/17		66,248.75	66,248.75	2,794,000.00
05/01/18	48,000.00	66,248.75	114,248.75	2,746,000.00
11/01/18		65,348.75	65,348.75	2,746,000.00
05/01/19	50,000.00	65,348.75	115,348.75	2,696,000.00
11/01/19		64,411.25	64,411.25	2,696,000.00
05/01/20	52,000.00	64,411.25	116,411.25	2,644,000.00
11/01/20		63,436.25	63,436.25	2,644,000.00
05/01/21	54,000.00	63,436.25	117,436.25	2,590,000.00
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**

	<b>Principal</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>9,745,000.00</b>		<b>2,840,700.00</b>	<b>12,585,700.00</b>	

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

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>4,000,000.00</b>		<b>1,519,306.25</b>	<b>5,519,306.25</b>	

**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 April 16, 2025 at 4:00 p.m., at the Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178.

**Present:**

Odel Torres (via telephone)	Chair
Sui Flan Jim	Vice Chair
Juan Javier De Maqua	Assistant Secretary
Jorge Finol	Assistant Secretary
Juan Tellez	Assistant Secretary

**Also present:**

Kristen Thomas	District Manager
Gregory George	District Counsel
Angelo Camacho	District Engineer
Victor Castro	Field Operations Manager

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Thomas called the meeting to order at 4:04 p.m. Supervisors Tellez, Finol, Jim and De Maqua were present. Supervisor Torres attended via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Discussion/Consideration: Mailbox Camera System Estimates**

**A. GtechMiami LLC Estimate Number N-2311057, \$9,084**

**B. Luxe Control LLC Estimate No 667, \$3,498**

Mr. Castro stated that the CDD would have to obtain proposals to install special cameras, as Luxe Control and other vendors do not provide them. He suggested deferring this, since the United States Postal Service (USPS) is investigating the theft and changing all the locks in Doral.

This item was deferred and costs will be included in the proposed Fiscal Year 2026 budget.

## FOURTH ORDER OF BUSINESS

Discussion/Consideration: Fountain  
Maintenance

A. Blue Power Pool, LLC, \$350 monthly

B. M&M Pool & Spa Services, CORP, \$580 bimonthly

Discussion ensued regarding service frequency and mobilization costs of both proposals.

Mr. Torres is happy with Blue Power Pool's service and suggested awarding the contract.

On MOTION by Mr. De Maqua and seconded by Mr. Finol, with all in favor, the Blue Power Pool, LLC proposal for fountain maintenance services, in a monthly not-to-exceed amount of \$350, and entering into a contract, with Mr. Castro discussing starting service no earlier than May 1, 2025, was approved.

## FIFTH ORDER OF BUSINESS

Discussion/Consideration: Entrance  
Painting

A. A1 Handyman & Maintenance Services, Inc., \$8,760

B. D'Colors Painting, \$9,360

C. F&A Painting Services, Inc., \$8,400

Mr. Castro discussed actions taken to obtain and present proposals. He recommended awarding the contract to F&A Painting Services, who is already working on property.

Discussion ensued regarding project scope and the language in the proposals.

Ms. Thomas asked the Board to review the agenda backage before the meetings and call her with questions. Painting the fountains will be added to the proposed Fiscal Year 2026 budget.

## SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-06,  
Approving the Florida Statewide Mutual  
Aid Agreement; Providing for Severability;  
and Providing for an Effective Date

On MOTION by Ms. Jim and seconded by Mr. De Maqua, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

## SEVENTH ORDER OF BUSINESS

Discussion/Consideration: Storm Drain  
Cleaning

**A. AmeriClean Pumping, Inc.**

**B. RaptorVac**

**C. Top Dog Sewer and Drain Cleaning LLC**

Mr. Camacho stated that RaptorVac is the lowest bidder and does not charge a processing fee to record and obtain the classified permits.

Ms. Thomas stated the CDD planned to phase these projects to complete one each year but RaptorVac competed Phases I and V this year, due to the French drain collapse. She deemed all respondents well qualified and discussed RaptorVac cleaning up a significant flood in another CDD she manages. RaptorVac will hold its prices, if the CDD awards them all five phases.

Discussion ensued regarding the Phases I and V repair costs, which was not budgeted; presenting documents to the City to issue the French Drain extension permit; incorporating Phases I and V drainage repair and stormwater cleaning costs into the proposed Fiscal Year 2026 budget; and the intent to increase assessments another \$600 per household, while building up reserve funds.

**On MOTION by Mr. De Maqua and seconded by Mr. Finol, with all in favor, continue discussions of RaptorVac being the CDD's storm drain cleaner, continuing to phase the Agreement to complete Phases I through V, authorizing Staff to enter into a contract with RaptorVac to be the CDD's storm drain cleaning vendor of choice, with RaptorVac pulling permits and repair, in a not-to-exceed amount of \$57,242.50, was approved.**

#### **EIGHTH ORDER OF BUSINESS**

#### **Consent Agenda Items (5 minutes)**

**A. Acceptance of Unaudited Financial Statements as of February 28, 2025**

**B. Approval of March 19, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, the Unaudited Financial Statements as of February 28, 2025 and the March 19, 2025 Regular Meeting Minutes, as presented, were accepted and approved, respectively.**

#### **NINTH ORDER OF BUSINESS**

#### **Staff Reports**

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

- **Conveyance of Mailbox Structures from HOA to CDD**

Mr. George stated that, because the code violation was received after running the lien search, it is necessary to run the lien search again to ensure it is clear before preparing the conveyance document.

Mr. George stated he and Ms. Delegal are discussing strategy regarding the missing signage before holding an informal discussion with the Developer.

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

Mr. Camacho provided the following updates:

**I. Project Updates**

- **NW 104 Path Lighting**

Mr. Camacho suggested a pre-construction meeting with FPL to discuss restoration and the staging area before the contractor arrives. Ms. Thomas asked for the contract.

- **NW 66 St Median Lighting**

Mr. Camacho stated, on Monday, a landscaper will replace the plants that were removed or damaged during construction and the electrical contractor will then adjust the lighting.

Staff will budget for Holiday lighting and present proposals at the next meeting.

- **Raptor Vac French Drain Extension**

This item was discussed during the Seventh Order of business.

Mr. Camacho recommended the project commence before hurricane season.

**II. Update: Developer Response Regarding Missing Pedestrian Crosswalk Signage**

This item was discussed during Item 9A.

The Developer's Land Development representative recalls that the signage existed during the final walkthrough of punch list items. Ms. Thomas asked Mr. Castro to submit a public records request for the punch/deferment list and the certificate of completion.

**III. Discussion/Consideration: Engineering Estimate (Proposed Budget) for Phases 1 & V – Drainage Repairs \$49,800**

This item was discussed during the Seventh Order of business.

Mr. Camacho stated the documents behind Item 9BIII are construction estimates based on information he received previously. He reviewed the project scope.

**On MOTION by Mr. Tellez and seconded by Mr. De Maqua, with all in favor, engaging RaptorVac to proceed with Phases I & V Drainage Repairs, in a not-to-exceed amount of \$55,000, subject to commencing the project after October 1, 2025, was approved.**

**C. Field Operations Manager: UNUS Property Management, LLC**

- **Monthly Operations Report - March 2025**

Mr. Castro reported the following:

➤ Due to a heavy workload, Ms. Garcia scheduled in-house Staff to clean the wall no later than the end of June.

➤ The paver permit with BrightView was closed out.

➤ Work is underway with the Landmark South HOA to get Allstate to return \$28,000 in overcharges and to obtain proposals for wetland services.

- **Consideration of Proposals to Paint North and South Structures**

This item will be removed from future agendas.

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

- **FY2026 Projects**

Ms. Thomas stated that insurance costs will increase due to insuring new items, such as fountain and mailboxes. She removed the bollards from the policy as they need to be replaced.

- **NEXT MEETING DATE: May 7, 2025 at 4:00 P.M. [Presentation of FY2026 Proposed Budget]**

- **QUORUM CHECK**

The next meeting will be on to May 7, 2025 rather than on May 9, 2025. Supervisors Torres, Jim, Tellez and De Maqua confirmed their attendance at the May 7, 2025 meeting.

**TENTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**ELEVENTH ORDER OF BUSINESS****Supervisors' Requests**

There were no Supervisors' requests.

**TWELFTH ORDER OF BUSINESS****Adjournment**

<b>On MOTION by Mr. De Maqua and seconded by Mr. Tellez, with all in favor, the meeting adjourned at 5:22 p.m.</b>
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Secretary/Assistant Secretary

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Chair/Vice Chair

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 16, 2024	Regular Meeting	4:00 PM
November 20, 2024	Regular Meeting	4:00 PM
December 18, 2024	Regular Meeting	4:00 PM
January 15, 2025	Regular Meeting	4:00 PM
February 19, 2025	Regular Meeting	4:00 PM
March 19, 2025	Regular Meeting	4:00 PM
April 16, 2025	Regular Meeting	4:00 PM
May 7, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	4:00 PM
May 13, 2025 <i>Rescheduled to May 7, 2025</i>	Regular Meeting	4:00 PM
June 18, 2025	Regular Meeting	4:00 PM
July 16, 2025	Regular Meeting	4:00 PM
August 12, 2025	Regular Meeting	4:00 PM
September 17, 2025	Regular Meeting	4:00 PM