

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

Continued Public Hearings and a Regular Meeting of the Landmark at Doral Community Development District’s Board of Supervisors were held on **Thursday, September 8, 2016**, at **10:00 a.m.**, at the offices of **Lennar, 730 N.W. 107<sup>th</sup> Avenue, Suite 300, Miami, Florida 33172.**

**For Landmark at Doral CDD:**

Yadira Monzon	Vice Chair
Teresa Baluja	Assistant Secretary
Steve Colamarino ( <i>via telephone</i> )	Assistant Secretary
Jorge Ortiz	Assistant Secretary

**Also present were:**

Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Michal Szymonowicz ( <i>via telephone</i> )	Wrathell, Hunt and Associates, LLC
Gerry Knight	District Counsel
Juan Alvarez	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:10 a.m., and noted, for the record, that Supervisors Baluja, Monzon and Ortiz were present, in person. Supervisor Colamarino was attending via telephone. Supervisor Herrera was not present.

**SECOND ORDER OF BUSINESS**

**Affidavit of Publication**

Ms. Cerbone presented the affidavit of publication for today’s Continued Public Hearings and Regular Meeting.

**THIRD ORDER OF BUSINESS**

**Public Hearing for Purpose of Hearing  
Comments and Objections on Adoption of  
Fiscal Year 2016/2017 Budget**

Ms. Cerbone stated that Page 1 reflected updates, from the previous meeting, for on-roll and off-roll assessments. On Page 2, under “Field Operations”, “Monitoring reports” increased from \$2,900 to \$5,400. The \$30,000 “Wetlands planting & earthwork” line item was an addition

for Fiscal Year 2017. Reductions were considered for the “Area management services” line item, due to the discontinuation of herbicide treatment but it was not reduced, as reductions were already made. “Groundwater sampling” decreased from \$2,000 to \$1,500. “Vegetation control” decreased from \$3,000 to \$1,000, based on the requirements for Fiscal Year 2017. “Other fees and charges” were increased, slightly, based on the change from on-roll and off-roll. As the District has more on-roll assessments, the Property Appraiser and Tax Collector fees would increase. Additions to the budget were included in the “Definitions of General Fund Expenditures”, on Pages 3 and 4, and reductions were noted, accordingly. There were notations in the “Debt Service Fund Budget - Series 2006 A”, on Page 5, with regard to the Series 2006 A bonds, originally in the amount of \$1.92 million that was anticipated or cancelled by Lennar Homes, LLC (Lennar). Ms. Cerbone reviewed Pages 7 through 9, the “Debt Service Fund Budget - Series 2016”, followed by the Amortization Schedule, noting that it was all off-roll. Page 10 reflected the “On-Roll Assessments” and “Off-Roll Assessments” for Fiscal Year 2017, compared to the Fiscal Year 2016 assessments.

Ms. Baluja asked if the changes were based on Ms. Herrera’s comments, at the previous meeting. Ms. Cerbone replied affirmatively; the changes were based on Ms. Herrera’s feedback regarding the on-roll and off-roll assessments. Mr. Szymonowicz spoke with the planner to ensure that the figures were updated and correct, from an assessment standpoint. The operational cost was also discussed to determine what to do with the wetland area. The main driver was \$30,000 for “Wetlands planting & earthwork”.

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

No members of the public spoke.

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

**A. Consideration of Resolution 2016-10, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2016 and Ending September 30, 2017**

Ms. Cerbone presented Resolution 2016-10 for the Board's consideration.

**On MOTION by Ms. Baluja and seconded by Mr. Ortiz, with all in favor, Resolution 2016-10, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2016 and Ending September 30, 2017, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Special Assessments to Fund the Budget for Fiscal Year 2016/2017, Pursuant to Florida Law**

**A. Mailed Notice(s) to Property Owner(s)**

Ms. Cerbone presented the Mailed Notices for informational purposes.

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

Mr. Knight clarified, for the record, that the resolution levied the general operation and maintenance (O&M) portion of the assessment to fund the general operating expenses. The debt portion of the assessment was levied, previously, and runs for 30 years. The resolution restates the information for the debt service but it does not actually levy any debt service assessments.

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

**B. Consideration of Resolution 2016-11, Levying a Non Ad Valorem Assessment for the General Fund and the Debt Service Fund of the Landmark at Doral Community Development District for Fiscal Year 2016/2017**

Ms. Cerbone presented Resolution 2016-11 for the Board's consideration.

**On MOTION by Ms. Baluja and seconded by Mr. Ortiz, with all in favor, Resolution 2016-11, Levying a Non Ad Valorem Assessment for the General Fund and the Debt Service Fund of the Landmark at Doral Community Development District for Fiscal Year 2016/2017, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being no report, the next item followed.

**B. District Engineer**

Mr. Alvarez stated that residents commented about cars speeding on NW 66 Street, because no Speed Limit signs were present. The construction plans, prepared by former engineers, contained no Speed Limit signs; however, this was not unusual, because it was assumed that drivers know that residential speed limits were 30 miles per hour (MPH). Signs would be installed when residents complain. Standard practice would dictate that one Speed Limit sign be placed at the main entrance, so people know that, within that community, the speed limit is 30. The District has a special condition, in that 102<sup>nd</sup> Avenue will be a major entrance but not at the time; therefore, two signs should be located on the westbound direction, as shown on the exhibit so that traffic from Phase I on the east, as well as the traffic coming from Congress Group area, going north, on 104<sup>th</sup>, would see the signs. There would be a total of three signs, if the Board agreed with the signage concept. The exhibit would be sent to the Engineer of Record, so that it could be added to the official construction plans, have them permitted, then have the contractor install the signs.

Ms. Baluja asked where the signs would be posted, and how signage locations were determined. Mr. Alvarez stated that locations were based on standard locations, such as behind the backup sidewalk and in locations that would not interfere with parallel parking; normally, signs are placed on street corners. The sign concept ensures that the new signs would not conflict with other signs. The best sign locations were determined, based on an analysis. Ms. Baluja stated that, besides conflicting signage, she wanted assurance that there would not be too many signs.

Mr. Knight asked if the CDD would pay for the signs. Ms. Cerbone replied affirmatively. The permitting, purchase and installation, for three signs, should not exceed \$1,000.

**On MOTION by Ms. Baluja and seconded by Ms. Monzon, with all in favor, authorizing the District Engineer to proceed with obtaining permits, purchasing three (3) speed limit signs and installing them, in a not-to-exceed amount of \$1,000, subject to Ms. Monzon's on-site review of placement, was approved.**

Ms. Cerbone stated that the Board requested information about Zika, such as should a policy be considered or should it be a discussion about directing on-site contractors to advise of any adverse conditions, which would warrant action. Ms. Baluja wanted to be educated on what, if anything, the CDD must do. Mr. Alvarez believed that the District must act because there were 21 acres of conservation areas and wetlands, 16 of which were shallow wetlands. No criteria or direction from the South Florida Water Management District (SFWMD), regarding Zika, was found. Ms. Cerbone provided advisories from the City of Doral and Miami-Dade County. There were certain indications for residents in the general vicinity; however, he did not believe that the CDD must do anything special, because it was not directed to do so. The District could post City and County regulations on the CDD website. Mr. Alvarez did not recommend anything special, such as creating new criteria.

Mr. Knight asked if the vendor that manages and maintains the wetland area was reporting any signs of mosquito breeding activity areas to the CDD. Mr. Alvarez reported that Lake and Wetland Management, (Lake & Wetland) were monitoring for increased mosquito breeding activity. If an increase was observed, there were products that the District could use, which would cost \$1,800 to \$3,000, every three months. In response to a question, Mr. Alvarez confirmed that there were no signs of increased mosquito breeding activity but Lake & Wetland would keep the District abreast of any increased activity.

Mr. Knight asked that Mr. Alvarez email Lake & Wetland, expressing the District's understanding that evidence of increased mosquito activity or breeding in the wetland areas would be reported to the District. Mr. Alvarez would email Lake & Wetland and copy Ms. Cerbone on the communication.

Mr. Ortiz asked if the City was doing anything. Mr. Alvarez stated that the City's approach was mostly reactive but advised residents of what to do, such as not to leave pots outside.

It was noted that there were no recorded Zika cases in the City of Doral, as in Wynwood and Miami Beach.

**C. District Manager**

**i. NEXT MEETING DATE: October 13, 2016 at 10:00 AM**

Ms. Cerbone stated that the next meeting was scheduled for October 13, 2016 at 10:00 a.m., at this location.

**SEVENTH ORDER OF BUSINESS**

**Public Comments/Supervisors' Requests**

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

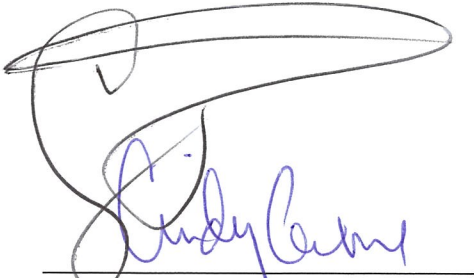
**EIGHTH ORDER OF BUSINESS**

**Adjournment**

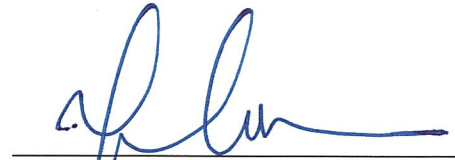
There being no further business to discuss, the meeting adjourned

**On MOTION by Ms. Baluja and seconded by Mr. Ortiz, with all in favor, the meeting adjourned at 10:32 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair