

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

The Regular Meeting of the Landmark at Doral Community Development District's Board of Supervisors was held on **Thursday, February 9, 2017, 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  
Teresa Baluja  
Jorge Ortiz

Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present were:**

Cindy Cerbone  
Dennis Lyles  
Juan Alvarez  
Officer Noel Feliciano  
Raisa Krause  
Muriel Tablada  
Rita Carbonell  
Bakari Smith  
Victoria Gomez  
Mercedes Alvarez

Wrathell, Hunt & Associates, LLC  
District Counsel  
District Engineer  
City of Doral Police Department  
Lennar  
Lennar Property Manager  
City of Doral PWD  
City of Doral PWD  
Doral Math & Science Academy Principal  
Doral Math & Science Academy Professor

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:21 a.m., and noted, for the record, that Supervisors Monzon, Baluja and Ortiz were present, in person. Supervisors Herrera and Colamarino were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2017-1,  
Relating to the Amendment of the Annual  
Budget for the Fiscal Year Beginning  
October 1, 2015 and Ending September  
30, 2016; and Providing for an Effective  
Date**

Ms. Cerbone presented Resolution 2017-1 for the Board’s consideration. She stated that, due to an unplanned expenditure, the budget for Fiscal Year 2016 must be amended. The predominate variance was the Wetlands Planting and Earthwork. Mr. Alvarez stated there were about 12 cells in the wetland conservation area and the plan was to plant one cell per year, by placing additional muck underneath the cell, to observe any regrowth of the planting area. If successful, the same procedure would be followed for the remaining cells, in the following year. Although the Board budgeted for one cell per year, the permitting agency requested that the District complete all of the cells at once. The actual variance amount reflected the work that was completed on 12 cells.

In response to Mr. Alvarez’ question about why the invoices from RS Environmental Consultants were not included in the budget, Ms. Cerbone stated that it was unclear whether the work was performed for the District and should be funded by the District. Should the Board determine that the expenses were CDD-related, they would be booked in the current fiscal year.

**On MOTION by Ms. Baluja and seconded by Ms. Monzon, with all in favor, Resolution 2017-1, Approving an Amended Budget for Fiscal Year 2015/2016 and Providing for an effective date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Approval of Unaudited Financial Statements as of December 31, 2016**

Ms. Cerbone presented the Unaudited Financial Statements as of December 31, 2016. On-roll assessment revenue collections were at 86%. The Capital Projects Fund, on Page 6, was depleted; however, on Page 7, the fund balance was \$2.5 million.

**On MOTION by Mr. Ortiz and seconded by Ms. Monzon, with all in favor, the Unaudited Financial Statements as of December 31, 2016, were approved**

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes**

- A. July 14, 2016 Public Hearing and Regular Meeting**
- B. September 8, 2016 Continued Public Hearing and Regular Meeting**

Ms. Cerbone presented the July 14, 2016 Public Hearing and Regular Meeting and September 8, 2016 Continued Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Ms. Monzon and seconded by Mr. Ortiz, with all in favor, the July 14, 2016, Public Hearing and Regular Meeting and September 8, 2016 Continued Public Hearing and Regular Meeting Minutes, as presented, were approved.**

## SIXTH ORDER OF BUSINESS

### Staff Reports

#### A. District Counsel

#### B. District Engineer

##### i. Status: Speed Limit Signage

The speed limit signs for NW66 Street were previously approved for installation. Mr. Alvarez researched what the City's requirements were to obtain permits and proceed with the installation. He was told by the City that the County controlled traffic related issues. The Engineers of Record were required to modify their plans to include the speed limit signs and have them permitted by the County. The City would then approve the locations and issue the permit. Ford Engineers, Inc., (Ford) who were under contract with Lennar, were awaiting Lennar's approval to make the revisions to the plans. In response to a question about CDD responsibility with regard to the plan revisions and the infrastructure, Mr. Alvarez stated that, if Ford incurred any expenses and billed Lennar, the CDD could reimburse Lennar for the plan revisions, as well as hire a contractor to install the signs. In response to a question about the cost of the plan revisions, Mr. Alvarez stated that it would be minimal. Ms. Cerbone stated that the Board previously approved an amount not to exceed \$1,000 for installation of the street signs. Mr. Lyles stated that Staff should continue to process this item, until the funds were expended; then, the Board must consider issuing additional funds. Mr. Alvarez would follow up with Mr. Zack Griffin, of Lennar, and Ford.

##### ii. Consideration of Stop Sign Request

Mr. Alvarez stated that there was a school north of the District, on 104 Avenue, and the intersection of 104 Avenue and 66 Street was becoming a critical issue due to conflicts between pedestrian and vehicular traffic. Since there were no signs reminding motorists that the speed limit was 30 mph, Mr. Alvarez recommended replacing the old pedestrian signs with new,

brightly-colored school crossing signs. If City and County officials requested a full traffic study, Mr. Alvarez could suggest consultants. He requested authorization to discuss the plan with City of Doral and Dade County officials, in order to update the Board on what the process entailed.

Ms. Rita Carbonell, from the City of Doral, stated that all traffic control devices, stop signs and posted speed limits must be approved by Miami-Dade County. Since schools are viewed as important, the County would be more flexible in approving stop sign requests. County school engineer, Mr. John Aruh, could facilitate the process. Ms. Monzon wanted to know the cost of the improvements, in relation to the budget. Mr. Alvarez stated that, for budgeting purposes, the traffic study would cost \$6,000 and the overall project could cost \$15,000 to \$20,000. Ms. Carbonell recommended presenting a cohesive plan to County Officials to obtain permits. Mr. Alvarez would email Ms. Carbonell the proposed plan and meet with Mr. Aruh.

**iii. Update: Mosquito Activity**

Ms. Krause stated that the mosquito issue was under control and there were no complaints. Mr. Alvarez stated that the contractor who maintained the wetland and conservation areas reported no mosquito activity within the District.

**iv. Update: Plantings, Cell 1 and Other Cells**

**v. Update: Permits**

**vi. Update: Environmental Consulting**

Mr. Alvarez received several invoices from RS Environmental Consultants, originally submitted to Lennar, amounting to \$10,500. He felt that, since the invoices were related to the conservation areas, the CDD was liable. Mr. Lyles suggested that the consulting company update and correct the invoices, for resubmission to the CDD, for a thorough review.

**C. District Manager**

**i. NEXT MEETING DATE: March 9, 2017 at 10:00 A.M.**

Ms. Cerbone stated the next meeting will be held on March 9, 2017 at 10:00 a.m., at this location.

**SEVENTH ORDER OF BUSINESS**

**Public Comments/Supervisors' Requests**

There being no public comments, the next item followed.

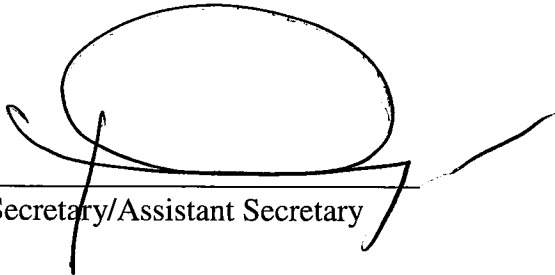
**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned.

**On MOTION by Mr. Ortiz and seconded by Ms. Monzon, with all in favor, the meeting adjourned at 11:21 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair