

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

A Public Hearing and a Regular Meeting of the Landmark at Doral Community Development District's Board of Supervisors were held on Thursday, September 13, 2018, at 10:00 a.m., at the offices of Lennar Homes, LLC, 730 N.W. 107th Avenue, Suite 300, Miami, Florida 33172.

For Landmark at Doral CDD:

Carmen Herrera	Vice Chair
Jorge Ortiz	Assistant Secretary
Raisa Krause	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Mike Pawelczyk	District Counsel
Juan Alvarez (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:04 a.m. Supervisors Herrera, Ortiz and Krause were present, in person. Supervisors Colamarino and Baluja 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 2018-06,
Adjusting the Terms of Office of the
Members of the Board of Supervisors in
Accordance with Section 190.006(3)(a)2c,
Florida Statutes**

Ms. Cerbone presented Resolution 2018-06. Since the CDD was formed in an odd year and the terms of office are two or four years, it is necessary to adjust the terms of office to expire in even numbered years to coincide with the General Election cycle, in which elections are held during even years. Mr. Pawelczyk stated that each seat is being extended one year.

The following Seats, due to expire in 2019, will be extended to November, 2020:

- Seat 1 Currently held by Jorge Ortiz
- Seat 4 Currently held by Raisa Krause
- Seat 5 Currently held by Steve Colamarino

The following Seats, due to expire in 2021, will be extended to November, 2022:

- Seat 2 Currently held by Carmen Herrera
- Seat 3 Currently held by Teresa Baluja

On MOTION by Mr. Ortiz and seconded by Ms. Herrera, with all in favor, Resolution 2018-06, Adjusting the Terms of Office of the Members of the Board of Supervisors in Accordance with Section 190.006(3)(a)2c, Florida Statutes, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Adoption of the District’s Final Budget for Fiscal Year 2018/1019, Pursuant to Florida Law

A. Affidavit/Proof of Publication

The affidavit of publication was provided for informational purposes.

B. Consideration of Resolution 2018-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone presented Resolution 2018-07. She reviewed the proposed Fiscal Year 2019 budget and noted that it had not changed since the last meeting. The addition of the 418 South Parcel units and associated assessments spread the overall assessments over more units, which resulted in assessment amounts decreasing slightly for the other product types.

Ms. Cerbone opened the Public Hearing.

No members of the public spoke.

Ms. Cerbone closed the Public Hearing.

On MOTION by Ms. Krause and seconded by Mr. Ortiz, with all in favor, Resolution 2018-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2019; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2018-08. This resolution allows the District to have the assessments placed on the tax bills or to direct-bill property owners.

On MOTION by Ms. Krause and seconded by Mr. Ortiz, with all in favor, Resolution 2018-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2019; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2017, Prepared by Keefe, McCullough & Co., LLP

Ms. Cerbone presented the Audited Basic Financial Statements for Fiscal Year 2017, noting the information found on each page. There were no irregularities, deficiencies, recommendations, findings or instances of noncompliance; it was a clean audit.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2018-09, Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2017

Ms. Cerbone presented Resolution 2018-09.

On MOTION by Ms. Herrera and seconded by Ms. Krause, with all in favor, Resolution 2018-09, Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2017, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2018-10, Adopting the Annual Meeting Schedule for Fiscal Year 2019

Ms. Cerbone presented Resolution 2018-10.

On MOTION by Mr. Ortiz and seconded by Ms. Krause, with all in favor, Resolution 2018-10, Adopting the Annual Meeting Schedule for Fiscal Year 2019, was adopted.

NINTH ORDER OF BUSINESS

Ratification of Absolute Bills of Sale

A. Conveyance of Water and Sewer Facilities for Landmark at Doral Phase 1 from CDD to Miami-Dade County

Ms. Cerbone presented the Bill of Sale, noting that the Bill of Sale in the agenda is correct but the above heading was not correctly worded. This item should read:

Conveyance of Water and Sewer Facilities for Landmark at Doral Phase 1 from Lennar Homes LLC to the CDD

On MOTION by Mr. Ortiz and seconded by Ms. Krause, with all in favor, the Conveyance of Water and Sewer Facilities for Landmark at Doral Phase 1 from Lennar Homes LLC to the CDD, was ratified.

B. Conveyance of Water and Sewer Facilities for Landmark at Doral Phase 1 from Miami-Dade County to the CDD

Ms. Cerbone presented the Bill of Sale, noting that the Bill of Sale in the agenda is correct but the above heading was not correctly worded. This item should read:

Conveyance of Water and Sewer Facilities for Landmark at Doral Phase 1 from the CDD to Miami-Dade County

On MOTION by Mr. Ortiz and seconded by Ms. Krause, with all in favor, the Conveyance of Water and Sewer Facilities for Landmark at Doral Phase 1 from the CDD to Miami-Dade County, was ratified.

TENTH ORDER OF BUSINESS

Ratification of Addendum Number Two to Agreement for Water and Sewer Facilities between Miami-Dade County and EHOFC Congress Doral, LLC and Landmark at Doral CDD and EHOFC Congress Doral Retail, LLC

Ms. Cerbone presented the Addendum.

On MOTION by Ms. Krause and seconded by Ms. Herrera, with all in favor, Addendum Number Two to Agreement for Water and Sewer Facilities between Miami-Dade County and EHOFC Congress Doral, LLC and Landmark at Doral CDD and EHOFC Congress Doral Retail, LLC, was ratified.

ELEVENTH ORDER OF BUSINESS

Consideration of Maintenance Agreement with EHOFC Congress Doral, LLC

Ms. Cerbone presented the Maintenance Agreement. EHOFC Congress Doral, LLC (EHOFC) already maintains the specified areas; this Agreement simply formalizes the arrangement. Mr. Pawelczyk stated that three green space parcels are reflected in the Exhibits. Ms. Cerbone stated that this was an unusual situation, as EHOFC actually owns the areas but the CDD has an easement over them; this situation was similar to the one with Lennar.

On MOTION by Ms. Krause and seconded by Ms. Herrera, with all in favor, the Maintenance Agreement with EHOFC Congress Doral, LLC, in substantially final form, pending further review by District Counsel and Developer’s Counsel, was approved.

TWELFTH ORDER OF BUSINESS

Discussion: North Parcel Bond True-Up Payment and Related Options

Mr. Pawelczyk stated that, due to the reduction in the number of units in Lennar’s development of the North Parcel, a substantial true-up payment is necessary. As Lennar owns most of the bonds, a Bond Cancellation True-Up Payment Agreement and an amendment to the existing True-Up Agreement were drafted, in substantially final form. Lennar is still trying to

determine how best to address this; he, Bond Counsel and the District Manager are not concerned about how Lennar addresses it, provided it is a legal method and the payment is made or accounted for. He would complete the document, once Lennar makes its determination. It was suspected that Lennar would cancel some of the bonds for debt, likely the bonds on property already sold, and make a true-up payment with regard to unsold properties.

On MOTION by Ms. Krause and seconded by Ms. Herrera, with all in favor, the North Parcel Bond True-Up Payment Agreement in substantially final form, between the District and Lennar Homes, LLC, or the appropriate entity, pending review by the District Manager, District Counsel and Developer’s Counsel, was approved.

THIRTEENTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of July 31, 2018

Ms. Cerbone presented the Unaudited Financial Statements as of July 31, 2018.

On MOTION by Ms. Krause and seconded by Ms. Herrera, with all in favor, the Unaudited Financial Statements as of July 31, 2018, were approved.

FOURTEENTH ORDER OF BUSINESS

Approval of May 18, 2018 Public Hearings and Regular Meeting Minutes

Ms. Cerbone presented the May 18, 2018 Public Hearings and Regular Meeting Minutes and asked for any additions, deletions or corrections. The following change was made:

Line 18: Delete “(via telephone)”

On MOTION by Ms. Krause and seconded by Ms. Herrera, with all in favor, the May 18, 2018 Public Hearings and Regular Meeting Minutes, as amended, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

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

There being nothing further report, the next item followed.

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

There being no report, the next item followed.

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

i. 271 Registered Voters in District as of April 15, 2018

Ms. Cerbone stated that there were 271 registered voters residing within the boundaries of the District as of April 15, 2018.

ii. Consideration of ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Ms. Cerbone noted that claims were recently filed against numerous CDDs and entities alleging that their websites were not compliant with the Americans with Disabilities Act (ADA) requirements for websites. The insurance carrier for most of the Districts reached a settlement with the plaintiff and all Districts were expected to accept the settlement. Upon the recommendation of the insurance carrier to bring websites into compliance, Management proactively engaged ADA Site Compliance (ADASC) to bring its CDDs' websites into compliance with the ADA website requirements. An ADA Compliance Shield was attached to the website homepage and the website would be reduced to include only the documents and information required by Statute. The annual cost would be \$199. Mr. Pawelczyk noted that this District was not included in the lawsuit.

On MOTION by Ms. Krause and seconded by Mr. Ortiz, with all in favor, the ADA Site Compliance Proposal to bring the District's website into ADA compliance, was approved.

SIXTEENTH ORDER OF BUSINESS

Public Comments/Supervisors' Requests

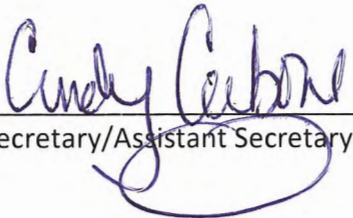
There being no public comments or Supervisors' requests, the next item followed.

SEVENTEENTH ORDER OF BUSINESS

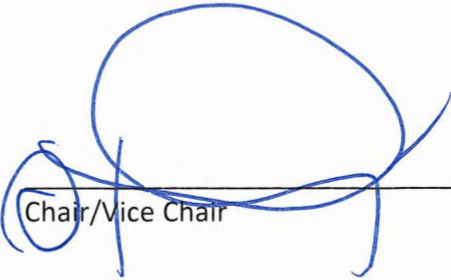
Adjournment

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

On MOTION by Mr. Ortiz and seconded by Ms. Krause, with all in favor, the meeting adjourned at 10:45 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair