

**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 December 12, 2019 at 10:00 a.m., at the Landmark at Doral Clubhouse, 10220 NW 66th Street, Doral, Florida 33178.

For Landmark at Doral CDD:

Teresa Baluja	Chair
Carmen Orozco	Vice Chair
Raisa Krause	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Mike Pawelczyk	District Counsel
Juan Alvarez	District Engineer
Todd Patterson	Member of the public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:10 a.m. Supervisors Baluja, Orozco and Krause were present, in person. Supervisor Ortiz was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

- **Discussion: Miami-Dade County Department of Regulatory and Economic Resources Notice Regarding Response to Comments/Sampling Plan Dated September 30 2019 and Prepared by SCS Engineers (SCS) for the Landmark at Doral Community Facility (SW-1656/File-24963) Located at, Near, or in the Vicinity of Northwest 102nd Avenue and Northwest 66th Street folio no. 35-3017-040-3050), Miami, Miami-Dade County, Florida**

This item, previously the Seventh Order of Business, was presented out of order.

Mr. Alvarez distributed the Fourth Supplemental Engineer's Report and discussed the following:

LANDMARK AT DORAL CDD

December 12, 2019

- This was an instance of environmental pollution involving the lake at the northeast corner of the District, within the east parcel.
- The purpose of the lake is mainly for stormwater management and monitoring; muck was stripped from the site and placed at the bottom of the lake.
- The Department of Environmental Resources Management (DERM) permitted the lake and placed conditions on the permit to monitor the muck for metals and/or ammonia; the readings must be kept at certain levels below their criteria.
- There is an excess of iron in the lake and DERM issued a notice to the CDD to investigate how far the iron plume expands beyond the lake.
- The project includes well installations, water and soil sampling and analysis reports. The Fourth Supplemental Engineer’s Report details the project and discloses that, since the lake is within the east parcel, bond funds dedicated to that parcel could be used to conduct the investigation, which is estimated not to exceed \$70,000. The Report was previously circulated to District Counsel, Bond Counsel and the District Manager, who are considering utilizing funds from the Series 2016 Construction Account to fund the cost.

Discussion ensued regarding the project, the financing and the east parcel.

THIRD ORDER OF BUSINESS

Consideration of Fourth Supplemental Engineer’s Report (Infrastructure Improvements)

Ms. Cerbone presented the Fourth Supplemental Engineer’s Report.

On MOTION by Ms. Baluja and seconded by Ms. Orozco, with all in favor, the Fourth Supplemental Engineer’s Report, as presented, was approved.

FOURTH ORDER OF BUSINESS

Ratification of FMSbonds, Inc., G-17 Disclosure

This item was presented following the Sixth Order of Business.

FIFTH ORDER OF BUSINESS

Ratification of SCS Engineers Consulting Services Agreement for Reinstallation of Onsite Monitoring Wells

Ms. Cerbone stated that, between meetings, the Consulting Services Agreement to Reinstall Onsite Monitoring Wells was executed by the Chair and requires Board ratification.

On MOTION by Ms. Baluja and seconded by Ms. Orozco, with all in favor, the SCS Engineers Consulting Services Agreement for Reinstallation of Onsite Monitoring Wells, was ratified.

SIXTH ORDER OF BUSINESS

Consideration of SCS Engineers Consulting Services Agreement for Additional Environmental Services

Ms. Cerbone presented the Consulting Services Agreement for Well Installation and Sampling, in the amount of \$23,705.

On MOTION by Ms. Baluja and seconded by Ms. Orozco, with all in favor, the Engineers Consulting Services Agreement for Additional Environmental Services, was approved.

▪ **Ratification of FMSbonds, Inc., G-17 Disclosure**

This item, previously the Fourth Order of Business, was presented out of order.

Ms. Cerbone presented the FMSbonds, Inc., G-17 Disclosure. The document was executed and the 2006 bonds were refinanced.

On MOTION by Ms. Baluja and seconded by Ms. Orozco, with all in favor, the FMSbonds, Inc., G-17 Disclosure, was ratified.

SEVENTH ORDER OF BUSINESS

Discussion: Miami-Dade County Department of Regulatory and Economic Resources Notice Regarding Response to Comments/Sampling Plan Dated September 30 2019 and Prepared by SCS Engineers (SCS) for the Landmark at Doral Community Facility (SW-1656/File-24963) Located at, Near, or in the Vicinity of Northwest 102nd Avenue and Northwest 66th Street folio no. 35-3017-040-3050), Miami, Miami-Dade County, Florida

This item was presented following the Second Order of Business.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2020-02, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019

Ms. Cerbone presented Resolution 2020-02. This Resolution was to amend the Fiscal Year 2019 budget.

On MOTION by Ms. Baluja and seconded by Ms. Orozco, with all in favor, Resolution 2020-02, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Terra Acon Doranda Developments, LLC Storm Water Storage and Retention Easement and Reimbursement Agreement (Doral Cay)

Ms. Cerbone presented the Stormwater Storage and Retention Easement and Reimbursement Agreement with Doral Cay. Mr. Pawelczyk stated the rationale for the Agreement was because Doral Cay is located outside the District and is utilizing excess storage capacity in the District's stormwater system. The \$65,000 that the Terra Acon Doranda Developments would pay may be paid by Lennar Homes.

On MOTION by Ms. Baluja and seconded by Ms. Orozco, with all in favor, authorizing execution of the Terra Acon Doranda Developments, LLC Storm Water Storage and Retention Easement and Reimbursement Agreement (Doral Cay), was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2019

Ms. Cerbone presented the Unaudited Financial Statements as of October 31, 2019.

On MOTION by Ms. Baluja and seconded by Ms. Orozco, with all in favor, the Unaudited Financial Statements as of October 31, 2019, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of November 14, 2019 Public Hearings and Regular Meeting Minutes

Ms. Cerbone presented the November 14, 2019 Public Hearings and Regular Meeting.

On MOTION by Ms. Baluja and seconded by Ms. Orozco, with all in favor, the November 14, 2019 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

Mr. Pawelczyk stated that multiple parcels were conveyed to the District and copies of the recorded deeds were submitted to Ms. Cerbone and Mr. Alvarez in order to update the CDD’s map.

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

There being no report, the next item followed.

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

- NEXT MEETING DATE: January 9, 2020 at 10:00 A.M.
 - QUORUM CHECK

Supervisors Baluja, Orozco and Krause confirmed their attendance at the January 9, 2020 meeting.

THIRTEENTH ORDER OF BUSINESS

Public Comments/Supervisors’ Requests

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

FOURTEENTH ORDER OF BUSINESS

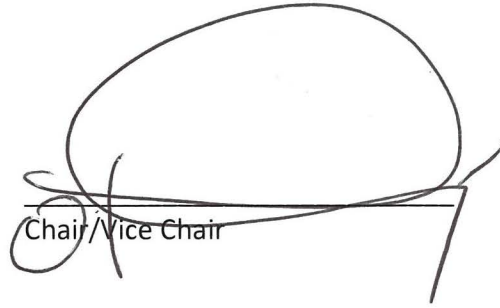
Adjournment

There being nothing further to discuss, the meeting adjourned.

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



Secretary/Assistant Secretary



Chair/Vice Chair