

**LANDMARK AT  
DORAL**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**November 19, 2020**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

# 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

November 12, 2020

Board of Supervisors  
Landmark at Doral Community Development District

Dear Board Members:

**ATTENDEES:**

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

**TO ATTEND BY TELEPHONE:  
CALL-IN NUMBER: 1-888-354-0094  
CONFERENCE ID: 8518503**

The Board of Supervisors of the Landmark at Doral Community Development District will hold a Regular Meeting on November 19, 2020, *immediately following the Landowners' Meeting scheduled to commence at 10:00 a.m.*, at the offices of Lennar, 730 N.W. 107<sup>th</sup> Avenue, Suite 300, Miami, Florida 33172. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Newly Elected Supervisors [SEATS 1 & 4], *(the following to be provided in a separate package)*
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Financial Disclosure Forms
    - I. Form 1: Statement of Financial Interests
    - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - III. Form 1F: Final Statement of Financial Interests
  - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2021-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date
5. Consider Appointment of Qualified Elector to Fill Vacancy in Seat 5
  - Administration of Oath of Office to Newly Elected Supervisor

6. Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Landmark at Doral Community Development District, and Providing for an Effective Date
7. Acceptance of Unaudited Financial Statements as of September 30, 2020
8. Approval of September 10, 2020 Telephonic Public Hearing and Meeting Minutes
9. Staff Reports
  - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
  - B. District Engineer: *Alvarez Engineers, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: December 10, 2020 at 10:00 A.M.

○ QUORUM CHECK

<b>SEAT 1</b>	Michelle Aurora Garcia	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>SEAT 2</b>	Carmen Orozco	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>SEAT 3</b>	Teresa Baluja	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>SEAT 4*</b>		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>SEAT 5**</b>		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

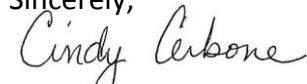
\*Seat subject to November 19, 2020 Landowners' Election

\*\*Seat subject to General Election Vacancy

10. Public Comments/Supervisors' Requests
11. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,



Cindy Cerbone  
 District Manager

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

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**RESOLUTION 2021-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, 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**, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners' meeting was held on November 19, 2020, and the below recited person was duly elected by virtue of the votes cast in his/her favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

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

**Section 1.** The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in his/her favor as shown:

\_\_\_\_\_ Seat 4 Votes \_\_\_\_\_

**Section 2.** In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

\_\_\_\_\_ 4-Year Term

**Section 3.** This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 19TH DAY OF NOVEMBER, 2020.**

Attest:

**LANDMARK AT DORAL COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

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**RESOLUTION 2021-02**

**A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

\_\_\_\_\_ is appointed Chair

\_\_\_\_\_ is appointed Vice Chair

Craig Wrathell is appointed Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

Cindy Cerbone is appointed Assistant Secretary

Daniel Rom is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer



2. **EFFECTIVE DATE:** This Resolution shall become effective immediately upon its adoption.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2020.

**ATTEST:**

**LANDMARK AT DORAL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

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**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
SEPTEMBER 30, 2020**

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2020**

	Major Funds						Total Governmental Funds
	General	Debt Service Series 2006	Debt Service Series 2016	Debt Service Series 2019	Capital Projects Series 2006	Capital Projects Series 2016	
<b>ASSETS</b>							
Cash - SunTrust							
Unreserved	\$ 130,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,157
Reserved for parking garage	15	-	-	-	-	-	15
Reserved for south parcel	333	-	-	-	-	-	333
Reserved for army corp of engineers	362	-	-	-	-	-	362
Investments							
Revenue	-	-	52,212	348,707	-	-	400,919
Reserve	-	-	90,075	-	-	-	90,075
Reserve - senior	-	-	-	366,800	-	-	366,800
Reserve - subordinate	-	-	-	161,500	-	-	161,500
COI	-	-	-	7,235	-	-	7,235
Construction	-	-	-	-	-	107,478	107,478
Special assessments off-roll receivable	-	3	-	-	-	-	3
Prepaid expenses	6,893	-	-	-	-	-	6,893
Due from North (Lennar)*	-	-	24,566	104,373	-	-	128,939
Total assets	<u>\$ 137,760</u>	<u>\$ 3</u>	<u>\$ 166,853</u>	<u>\$ 988,615</u>	<u>\$ -</u>	<u>\$ 107,478</u>	<u>\$ 1,400,709</u>
<b>LIABILITIES</b>							
<b>Liabilities</b>							
Accounts payable	\$ 2,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,435
Accrued contracts payable	-	-	-	-	-	2,712	2,712
Due to Lennar	3,000	-	-	-	-	-	3,000
Total liabilities	<u>5,435</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,712</u>	<u>8,147</u>
<b>Fund balances</b>							
Restricted for:							
Debt service	-	3	166,853	988,615	-	-	1,155,471
Capital projects	-	-	-	-	-	104,766	104,766
Unassigned	132,325	-	-	-	-	-	132,325
Total fund balances	<u>132,325</u>	<u>3</u>	<u>166,853</u>	<u>988,615</u>	<u>-</u>	<u>104,766</u>	<u>1,392,562</u>
Total liabilities and fund balances	<u>\$ 137,760</u>	<u>\$ 3</u>	<u>\$ 166,853</u>	<u>\$ 988,615</u>	<u>\$ -</u>	<u>\$ 107,478</u>	<u>\$ 1,400,709</u>

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ -	\$ 158,155	\$ 156,473	101%
Assessment levy: off-roll				
North (Lennar)	-	21,229	21,229	100%
East (LDH)	-	4,995	4,995	100%
Developer contribution	35,860	35,860	-	N/A
Interest & miscellaneous	2	90	-	N/A
Total revenues	<u>35,862</u>	<u>220,329</u>	<u>182,697</u>	121%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	3,340	40,080	40,080	100%
Legal - general counsel				
Billing, Cochran, Lyles, Mauro & Ramsey	5,445	28,602	18,000	159%
Engineering	2,380	14,531	7,500	194%
Audit	-	8,300	8,300	100%
Accounting services - debt service	442	5,305	5,305	100%
Assessment roll preparation	950	11,395	11,395	100%
Arbitrage rebate calculation	-	750	1,500	50%
Dissemination agent	292	3,500	3,500	100%
Trustee	-	3,709	5,500	67%
Postage & reproduction	-	32	500	6%
Printing & binding	42	500	500	100%
Legal advertising	398	2,603	1,500	174%
Office supplies	-	-	500	0%
Annual district filing fee	-	175	175	100%
Insurance: general liability	-	5,894	6,325	93%
ADA website compliance	-	199	200	100%
Website	-	705	705	100%
Contingencies	53	656	1,890	35%
Total professional & administrative	<u>13,342</u>	<u>126,936</u>	<u>113,375</u>	112%

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Field operations</b>				
Monitoring reports	-	-	5,400	0%
Wetlands planting and earthwork	-	-	14,350	0%
Area management services	4,437	24,805	24,442	101%
Fence repair	-	-	1,000	0%
Groundwater sampling	-	-	15,000	0%
Annual permits & plat	-	-	5,500	0%
Contingencies	-	-	2,000	0%
Total field operations	<u>4,437</u>	<u>24,805</u>	<u>67,692</u>	37%
<b>Other fees and charges</b>				
Property appraiser	-	-	815	0%
Tax collector	-	1,581	815	194%
Total other fees and charges	<u>-</u>	<u>1,581</u>	<u>1,630</u>	97%
Total expenditures	<u>17,779</u>	<u>153,322</u>	<u>182,697</u>	84%
Excess/(deficiency) of revenues over/(under) expenditures	18,083	67,007	-	
Fund balance - beginning	<u>114,242</u>	<u>65,318</u>	<u>68,926</u>	
Fund balance - ending	<u><u>\$132,325</u></u>	<u><u>\$ 132,325</u></u>	<u><u>\$ 68,926</u></u>	

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2006  
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments - on roll (North)	\$ 3	\$ 990,748	\$ 980,567	101%
Special assessments - off roll* (North)	-	-	39,325	0%
Special assessments - off roll (North)	-	-	208,747	0%
Prepayment assessments	-	5,018	-	N/A
Interest				
Revenue - series A	-	1,427	-	N/A
Reserve - series A	-	1,563	-	N/A
Prepayment - series A	-	205	-	N/A
Total revenues	<u>3</u>	<u>998,961</u>	<u>1,228,639</u>	81%
<b>EXPENDITURES</b>				
Principal - series A	-	-	445,000	0%
Interest - series A	-	398,063	796,125	50%
Principal prepayments	-	65,000	-	N/A
Total expenditures	<u>-</u>	<u>463,063</u>	<u>1,241,125</u>	37%
<b>Other fees and charges</b>				
Property appraiser	-	-	5,107	0%
Tax collector	-	9,900	5,107	194%
Total other fees and charges	<u>-</u>	<u>9,900</u>	<u>10,214</u>	97%
Total expenditures	<u>-</u>	<u>472,963</u>	<u>1,251,339</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	3	525,998	(22,700)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(1,428,303)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(1,428,303)</u>	<u>-</u>	N/A
Net change in fund balance	3	(902,305)	(22,700)	
Fund balance - beginning	-	902,308	813,213	
Fund balance - ending	<u>\$ 3</u>	<u>\$ 3</u>	<u>\$ 790,513</u>	

\* This revenue is related to the Series 2006 A Bonds in the original principal amount of \$1,920,000 that were anticipated to be cancelled/prepaid by Lennar Homes, LLC, the developer of the North Parcel, shortly after the Series 2006 A Bonds were partially cancelled in December of 2012. This assessment revenue represents the amount needed to subsidize the debt service on the current over-sized amount of the Series 2006 A Bonds. As of 05/01/2016, the amount needed to prepay the Series 2006 A Bonds to the amount capable of being supported by the units planned to be developed on the North Property parcel is \$1,890,000.

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2016  
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments - on roll	\$ -	\$ 133,784	\$ 132,397	101%
Special assessments - off roll (East)	24,566	49,132	49,132	100%
Interest	-	1,078	-	N/A
Total revenues	<u>24,566</u>	<u>183,994</u>	<u>181,529</u>	101%
<b>EXPENDITURES</b>				
Principal	-	52,000	52,000	100%
Interest	-	128,823	128,823	100%
Total expenditures	<u>-</u>	<u>180,823</u>	<u>180,823</u>	100%
<b>Other fees and charges</b>				
Property appraiser	-	-	690	0%
Tax collector	-	1,337	690	194%
Total other fees and charges	<u>-</u>	<u>1,337</u>	<u>1,380</u>	97%
Total expenditures	<u>-</u>	<u>182,160</u>	<u>182,203</u>	100%
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(651)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(651)</u>	<u>-</u>	N/A
Excess/(deficiency) of revenues over/(under) expenditures	24,566	1,183	(674)	
Fund balance - beginning	142,287	165,670	163,928	
Fund balance - ending	<u>\$ 166,853</u>	<u>\$ 166,853</u>	<u>\$ 163,254</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 SEPTEMBER 30, 2020**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 4	\$ 3,877
Developer assessment: Lennar	104,373	208,747
Uncoded revenue*	-	249
Total revenues	<u>104,377</u>	<u>212,873</u>
<b>EXPENDITURES</b>		
Principal	-	560,000
Interest	-	213,720
Cost of issuance	-	201,996
Total expenditures	<u>-</u>	<u>975,716</u>
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	-	1,428,372
Premium	-	168,015
Underwriters discount	-	(298,100)
Payment to escrow	-	(14,451,829)
Bond proceeds	-	14,905,000
Total other financing sources/(uses)	<u>-</u>	<u>1,751,458</u>
Excess/(deficiency) of revenues over/(under) expenditures	104,377	988,615
Fund balance - beginning	884,238	-
Fund balance - ending	<u>\$ 988,615</u>	<u>\$ 988,615</u>

\* The District is waiting on the Trustee to clarify the revenue sources

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2006  
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest & miscellaneous	\$ -	\$ 161
Total revenues	-	161
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	161
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers out	-	(69)
Total other financing sources/(uses)	-	(69)
Net change in fund balance	-	92
Fund balance - beginning	-	(92)
Fund balance - ending	\$ -	\$ -

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2016  
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	<u>Current Month</u>	<u>Year to Date</u>
<b>REVENUES</b>		
Interest & miscellaneous	\$ 1	\$ 5,041
Developer contribution	-	63,757
Total revenues	<u>1</u>	<u>68,798</u>
<b>EXPENDITURES</b>		
Capital outlay	-	675,433
Construction in progress	1,772	1,772
Total expenditures	<u>1,772</u>	<u>677,205</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,771)	(608,407)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	-	650
Total other financing sources/(uses)	<u>-</u>	<u>650</u>
Net change in fund balance	(1,771)	(607,757)
Fund balance - beginning	106,537	712,523
Fund balance - ending	<u>\$ 104,766</u>	<u>\$ 104,766</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>
11/01/19		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	-
<b>Total</b>	<b>2,696,000.00</b>	<b>2,218,870.00</b>	<b>4,914,870.00</b>	

**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>
					10,575,000.00
05/01/20	400,000.00	3.000%	142,762.50	542,762.50	10,175,000.00
11/01/20			152,625.00	152,625.00	10,175,000.00
05/01/21	430,000.00	3.000%	152,625.00	582,625.00	9,745,000.00
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>10,575,000.00</b>		<b>3,288,712.50</b>	<b>13,863,712.50</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>
					4,330,000.00
05/01/20	160,000.00	3.125%	70,956.56	230,956.56	4,170,000.00
11/01/20			76,340.63	76,340.63	4,170,000.00
05/01/21	170,000.00	3.125%	76,340.63	246,340.63	4,000,000.00
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>4,330,000.00</b>		<b>1,742,944.06</b>	<b>6,072,944.06</b>	

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**8**



**DRAFT**

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

The Board of Supervisors of the Landmark at Doral Community Development District held a Telephonic Public Hearing and Regular Meeting on September 10, 2020, at 10:00 a.m., remotely, at 1-888-354-0094, CONFERENCE ID: 8518503.

**For Landmark at Doral CDD:**

Teresa Baluja	Chair
Carmen Orozco	Vice Chair
Raisa Krause	Assistant Secretary
Jorge Ortiz	Assistant Secretary
Todd Patterson	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC
Mike Pawelczyk	District Counsel
Juan Alvarez	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:15 a.m. All Supervisors were present. In consideration of the COVID-19 pandemic, this meeting was being held telephonically, as permitted under the Florida Governor's Executive Orders, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically. The meeting was advertised to be held telephonically and the meeting agenda was posted on the District's website. No members of the public contacted the District Manager to ask any questions or to clarify any instructions for the meeting.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

38 **THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2020/2021 Budget**

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41 **A. Proof/Affidavit of Publication**

42 The proof of publication was provided for informational purposes.

43 **B. Consideration of Resolution 2020-08, Relating to the Annual Appropriations and**  
44 **Adopting the Budget for the Fiscal year Beginning October 1, 2020, and Ending**  
45 **September 30, 2021; Authorizing Budget Amendments; and Providing an Effective**  
46 **Date**

47 Ms. Cerbone presented Resolution 2020-08. She stated that the proposed Fiscal Year  
48 2021 budget was unchanged since it was last presented and reviewed the line item increases,  
49 decreases and adjustments, compared to the Fiscal Year 2020 budget, and discussed the  
50 reasons for any changes.

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

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56 No members of the public spoke.

57

58 **On MOTION by Ms. Orozco and seconded by Ms. Krause, with all in favor, the**  
59 **Public Hearing was closed.**

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62 **On MOTION by Ms. Orozco and seconded by Ms. Krause, with all in favor,**  
63 **Resolution 2020-08, Relating to the Annual Appropriations and Adopting the**  
64 **Budget for the Fiscal year Beginning October 1, 2020, and Ending September**  
65 **30, 2021; Authorizing Budget Amendments; and Providing an Effective Date,**  
66 **was adopted.**

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69 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-09,**  
**Making a Determination of Benefit and**  
**Imposing Special Assessments for Fiscal**  
**Year 2020/2021; Providing for the**  
**Collection and Enforcement of Special**

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74 Assessments; Certifying an Assessment  
 75 Roll; Providing for Amendments to the  
 76 Assessment Roll; Providing a Severability  
 77 Clause; and Providing an Effective Date  
 78

79 Ms. Cerbone presented Resolution 2020-09.  
 80

81 **On MOTION by Ms. Orozco and seconded by Ms. Krause, with all in favor,**  
 82 **Resolution 2020-09, Making a Determination of Benefit and Imposing Special**  
 83 **Assessments for Fiscal Year 2020/2021; Providing for the Collection and**  
 84 **Enforcement of Special Assessments; Certifying an Assessment Roll; Providing**  
 85 **for Amendments to the Assessment Roll; Providing a Severability Clause; and**  
 86 **Providing an Effective Date, was adopted.**

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 89 **FIFTH ORDER OF BUSINESS** **Presentation of Audited Basic Financial**  
 90 **Statements for the Fiscal Year Ended**  
 91 **September 30, 2019, Prepared by Keefe**  
 92 **McCullough**  
 93

94 Ms. Cerbone presented the Audited Basic Financial Statement for the Fiscal Year Ended  
 95 September 30, 2019. There were no findings or instances of noncompliance; it was a clean  
 96 audit. She noted the following:

- 97 ➤ Page 3, Financial Highlights: At September 30, 2019, the assets of the District exceeded  
 98 its liabilities by approximately \$21.8 million.

99  
 100 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2020-10,**  
 101 **Hereby Accepting the Audited Basic**  
 102 **Financial Statements for the Fiscal Year**  
 103 **Ended September 30, 2019**  
 104

105 Ms. Cerbone presented Resolution 2020-10.  
 106

107 **On MOTION by Ms. Orozco and seconded by Mr. Ortiz, with all in favor,**  
 108 **Resolution 2020-10, Hereby Accepting the Audited Basic Financial Statements**  
 109 **for the Fiscal Year Ended September 30, 2019, was adopted.**

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112 SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2020-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date

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119 Ms. Cerbone presented Resolution 2020-11. Discussion ensued regarding the meeting  
120 location, should the District be required to transition to in-person meetings. It was decided  
121 that meetings would be held at the offices of Lennar at this time.

122 The following change was made to the Fiscal Year 2021 Meeting Schedule:

123 November 19, 2020: Add a Regular Meeting immediately following the Landowners'  
124 Meeting

125  
126 **On MOTION by Ms. Orozco and seconded by Ms. Krause, with all in favor,**  
127 **Resolution 2020-11, Designating Dates, Times and Locations for Regular**  
128 **Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021,**  
129 **as amended, and Providing for an Effective Date, was adopted.**

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132 EIGHTH ORDER OF BUSINESS

Update: Qualified Elector Candidate for 2020 General Election Cycle

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134

- 135 • **Seat 1: Michelle Aurora Garcia [5955 NW 105<sup>th</sup> Ct]**

136 This item was provided for informational purposes.

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138 NINTH ORDER OF BUSINESS

Consideration of Resolution 2020-12, Declaring a Vacancy in Seat 5 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date

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144 Ms. Cerbone presented Resolution 2020-12. As no candidates qualified for Seat 5, it  
145 was necessary to declare a vacancy. The Board would appoint someone to fill Seat 5  
146 subsequent to the November General Election.

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**On MOTION by Ms. Orozco and seconded by Ms. Krause, with all in favor, Resolution 2020-12, Declaring a Vacancy in Seat 5 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Discussion: Updated Storm Water Storage and Retention Easement and Reimbursement Agreement with Terra Acon Doranda Developments, LLC (Doral Cay)**

Ms. Cerbone stated Doral Cay executed the Agreement and the one-time operation and maintenance (O&M) payment was received. District Counsel would coordinate with the other party’s Counsel to record and distribute the documents.

**ELEVENTH ORDER OF BUSINESS**

**Discussion: Maintenance Agreement with New Property Owner Regarding EHOFCongress**

Ms. Cerbone stated Staff was working with the new property owner. It was hoped that an agreement would be finalized in the coming weeks.

**TWELFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2020**

Ms. Cerbone presented the Unaudited Financial Statements as of July 31, 2020.

**On MOTION by Mr. Ortiz and seconded by Ms. Orozco, with all in favor, the Unaudited Financial Statements as of July 31, 2020, were accepted.**

**THIRTEENTH ORDER OF BUSINESS**

**Approval of May 14, 2020 Telephonic Public Meeting Minutes**

Ms. Cerbone presented the May 14, 2020 Telephonic Public Meeting Minutes.

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On MOTION by Ms. Orozco and seconded by Mr. Patterson, with all in favor, the May 14, 2020 Telephonic Public Meeting Minutes, as presented, were approved.

Ms. Krause left the meeting at 10:45 a.m.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

There being nothing further to report, the next item followed.

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

Mr. Alvarez reported the following:

- The last of the infrastructure was completed and paid for in July. The \$107,000 remaining in the Construction Account would be used for final asphalt and costs related to environmental monitoring.

- Regarding the lake at the northeast corner of the District that was found to have excessive iron in the groundwater, SES Engineering Services (SES) was preparing a report for the Department of Environmental Resources Management (DERM); additional monitoring might be required.

- The meeting with the new property owners and the South Florida Water Management District (SFWMD) went well. SFWMD was informed that the upland landscape areas are not part of the mitigation area.

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

**I. 637 Registered Voters in District as of April 15, 2020**

There were 637 registered voters residing within the District as of April 15, 2020.

**II. TENTATIVE NEXT MEETING DATE: October 8, 2020 at 10:00 A.M.**

**○ QUORUM CHECK**

The next meeting will be held October 8, 2020 but might be cancelled, if not necessary.

**FIFTEENTH ORDER OF BUSINESS**

**Public Comments/Supervisors' Requests**



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Secretary/Assistant Secretary

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Chair/Vice Chair



**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**9C**

**LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE**

**LOCATION**

*offices of Lennar, 730 N.W. 107<sup>th</sup> Avenue, Suite 300, Miami, Florida 33172*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 8, 2020 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>November 19, 2020</b>	<b>Landowners' Meeting &amp; Regular Meeting</b>	<b>10:00 AM</b>
<b>December 10, 2020</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>January 14, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>February 11, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>March 11, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>April 8, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>May 13, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>June 10, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>July 8, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>August 12, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>September 9, 2021</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>10:00 AM</b>

In the event that the COVID-19 public health emergency prevents the meetings from occurring in-person, the District may conduct the meetings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150, 20-179 and 20-193 issued by Governor, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.