

**LANDMARK AT
DORAL**

**COMMUNITY DEVELOPMENT
DISTRICT**

February 11, 2021

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

February 4, 2021

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: 435668

The Board of Supervisors of the Landmark at Doral Community Development District will hold a Regular Meeting on February 11, 2021, at 10:00 a.m., at the offices of Lennar, 730 N.W. 107th Avenue, Suite 300, Miami, Florida 33172. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Update: Status of Continued DERM Monitoring
4. Discussion: Additional Placement of Speed Limit Signs and Strategic Placement of Speed Bumps
5. Discussion: CDD Maintenance Observations
6. Acceptance of Unaudited Financial Statements as of December 31, 2020
7. Approval of January 14, 2021 Regular Meeting Minutes
8. 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*
 - I. Update: Landmark Clubhouse Availability
 - II. Update: EHOV Congress Doral, LLC, Maintenance Agreement
 - III. NEXT MEETING DATE: March 11, 2021 at 10:00 A.M.

- QUORUM CHECK

Michelle Garcia	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Carmen Orozco	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Teresa Baluja	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Su Wun Bosco Leu	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Todd Patterson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

9. Public Comments

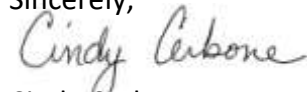
10. Supervisors' Requests

- Discussion: Landmark Clubhouse – Assessments
 - Understanding Short-Term and Long-Term Options

11. Adjournment

Please do not hesitate to contact me directly at (561) 346-5294 or Daniel Rom at (561) 909-7930 with any questions.

Sincerely,

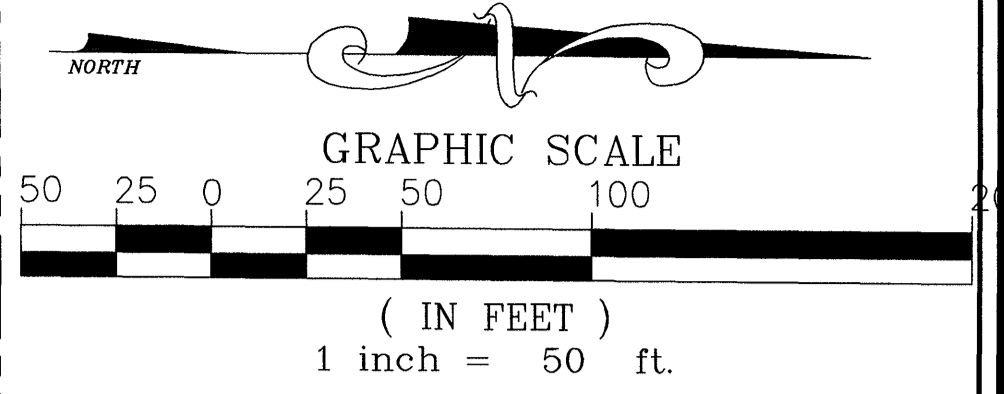
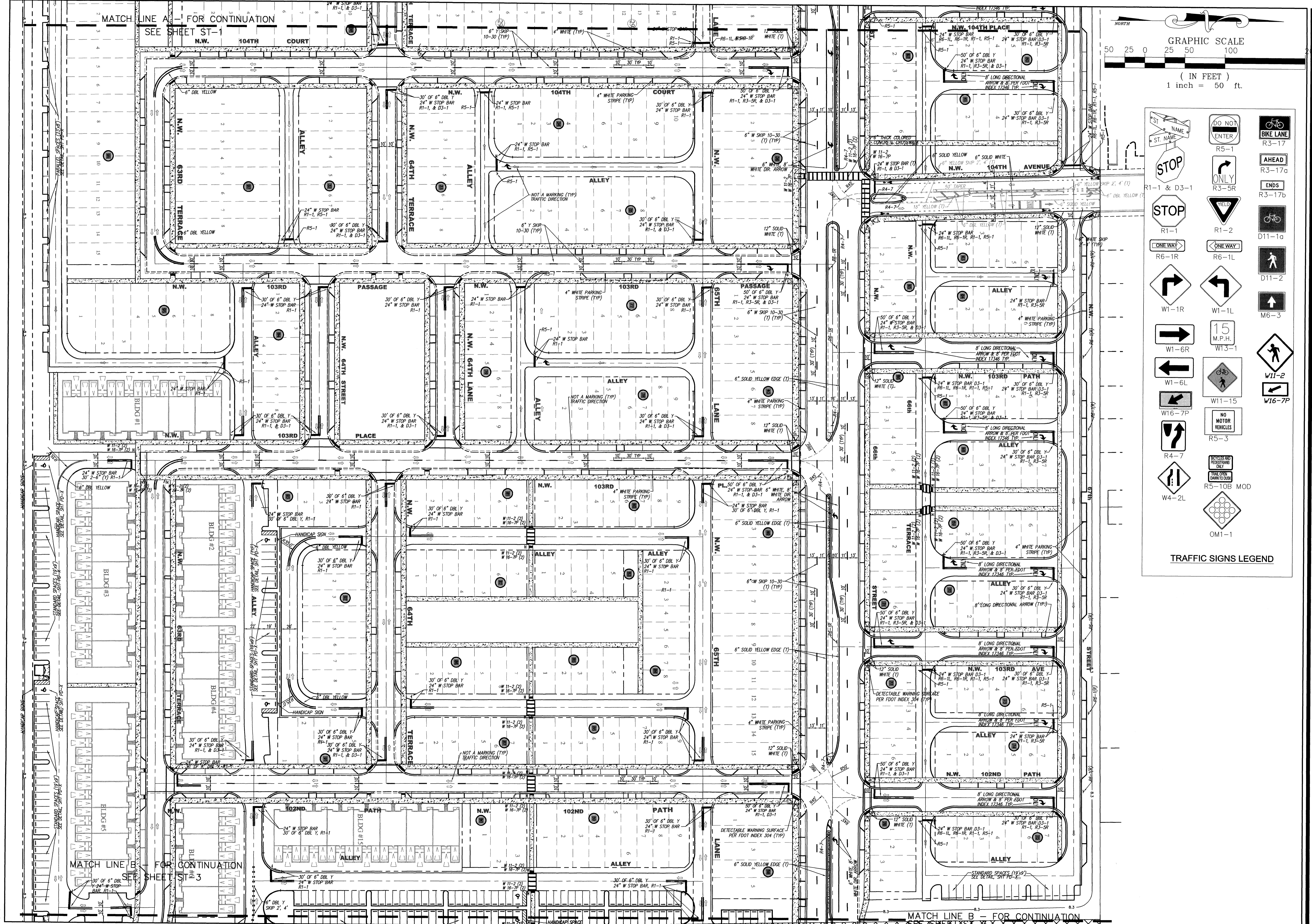


Cindy Cerbone
District Manager

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

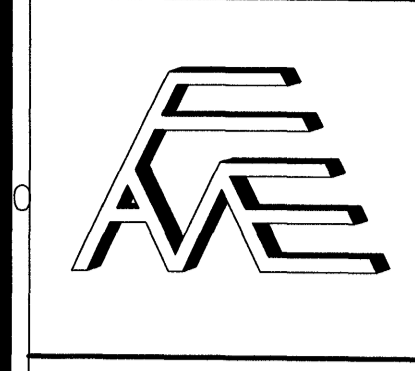
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TRAFFIC SIGNS LEGEND

- ST NAME
- STOP
- STOP
- ONE WAY
- W1-1R
- W1-6R
- W1-6L
- W16-7P
- R4-7
- W4-2L
- DO NOT ENTER
- R5-1
- ONLY
- R3-5R
- TRUCK
- R1-2
- R6-1L
- 15 M.P.H.
- W13-1
- NO MOTOR VEHICLES
- R5-3
- R5-10B MOD
- BIKE LANE
- R3-17
- AHEAD
- R3-17a
- ENDS
- R3-17b
- BICYCLE
- D11-1a
- PEDESTRIAN
- D11-2
- UP
- M6-3
- WALKING
- W11-2
- W16-7P
- OM1-1

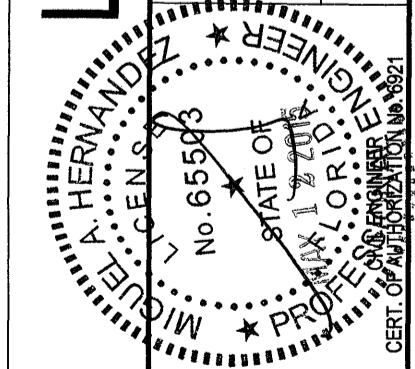


FORD ENGINEERS, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-8472
 FAX. (305) 477-8054

RECORD OF REVISION

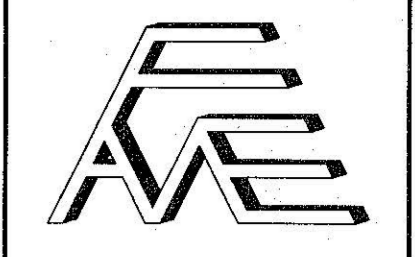
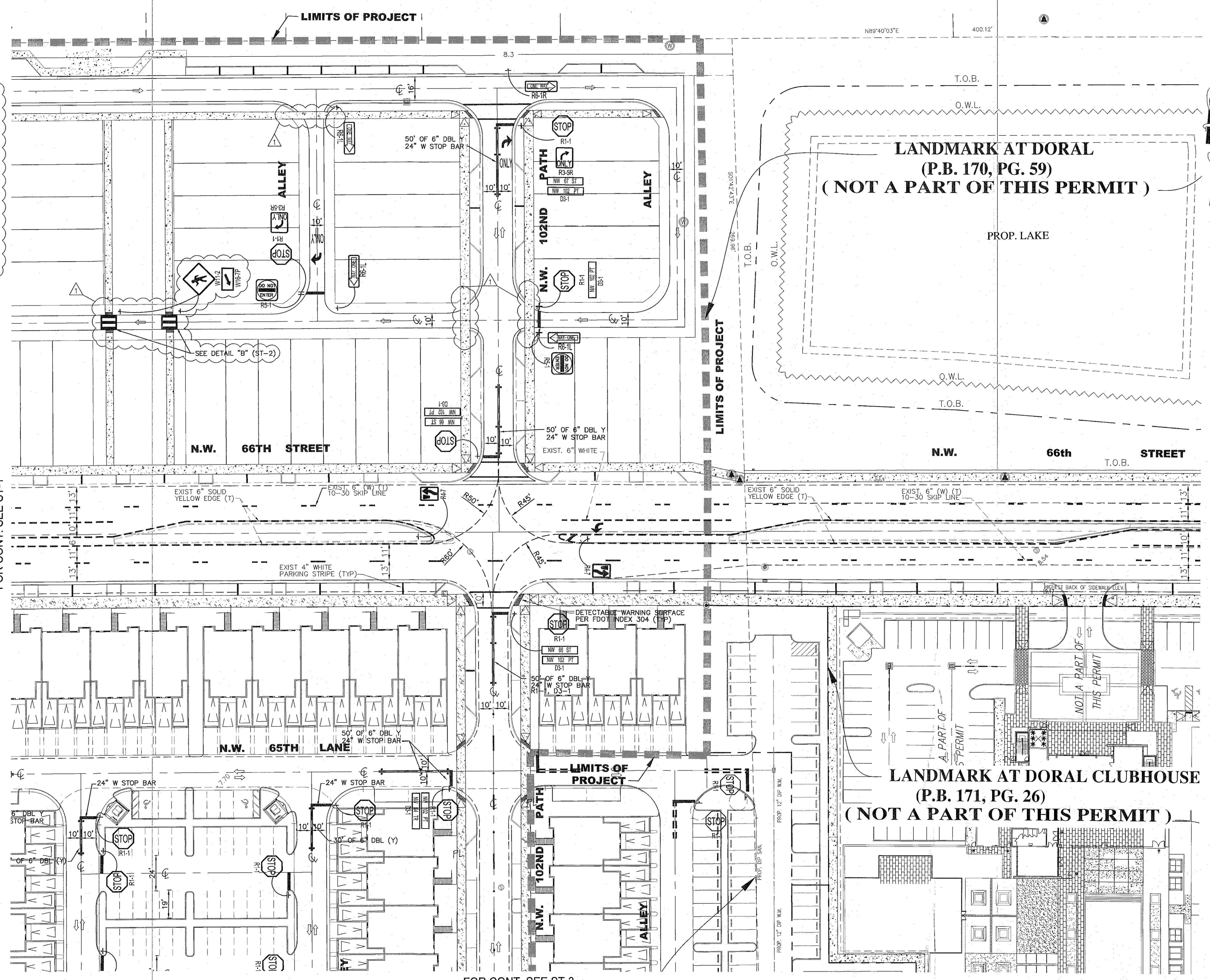
NO.	DATE	DESCRIPTION
1	11/15/13	REVISED PER CITY OF DORAL PWD REVIEW COMMENTS
2	12/11/13	REVISED FRAME & GRATE TYPE PER SITE VISIT
3	12/24/13	REVISED PER MID-PWD REVIEW COMMENTS
4	07/16/14	REVISED PER MID-PWD REVIEW COMMENTS
5	07/23/14	REVISED PER MID-PWD REVIEW COMMENTS
6	07/23/14	ADDED MONITORING WELL LOCATION PER LANGAN
7	08/12/14	REVISED PER RE-PLAT & LANDMARK AT DORAL (JEFF COHEN)
8	11/05/14	REVISED PER RE-PLAT & LANDMARK AT DORAL (JEFF COHEN)
9	11/05/14	REVISED PER RE-PLAT & LANDMARK AT DORAL (JEFF COHEN)
10	02/04/15	REVISED F.F. ELEV. ALLEYS PER CLIENT REQUEST
11	04/08/15	ADDED "D" CURBS PER CITY OF DORAL REVIEW COMMENTS
12	05/06/15	REVISED PER CITY OF DORAL REVIEW COMMENTS

LANDMARK AT DORAL
 STRIPING AND SIGNAGE PLANS
 CLIENT: **LENNAR HOMES LLC**
 TYPE OF PROJECT: SECTION 34, TOWNSHIP 56 SOUTH, RANGE 38 EAST
 750 NW 107th AVENUE, SUITE 300
 SWEETWATER, FLORIDA 33172
 PROJ. LOC.: MIAMI-DADE, FLORIDA



SCALE: 1" = 50'
 DESIGNED BY: L. MORIN
 DRAWN BY: L. MORIN
 CHECKED BY: M. HERNANDEZ
 SET #:
 DATE: 10/28/2013
 PROJECT NO: 13-024
 SHEET: **ST-2**
 22 OF 23

C:\FORD COMPANIES\Engineering & Surveying\Civil\Engineering & Environmental\Drawings\Water & Sewer_Paving & Drainage\WORK IN PROGRESS\16-010\LANDMARK-CENTRAL\LANDMARK-CENTRAL-16-010.dwg, Drawn by: OLGA, Sep 07, 2016 - 10:45am

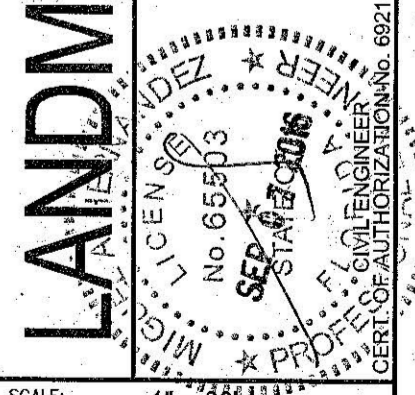


FORD ENGINEERS, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 477-8054

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF FORD ENGINEERS, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS COMPLETED OR NOT. THEY ARE NOT TO BE USED BY OWNER OR OTHER PROJECT ENGINEER BY AGREEMENT OR WRITING AND WITHOUT THE WRITTEN CONSENT OF FORD ENGINEERS, INC.

RECORD OF REVISION		
NO.	DATE	DESCRIPTION
1	07/19/16	REVISIONS PER MDC TRAFFIC DRY RUN COMMENTS
2	09/06/16	REVISED GRADING AT NW 104 AVE

LANDMARK AT DORAL CENTRAL
 STRIPING AND SIGNAGE
 CLIENT: LENNAR HOMES INC.
 CLIENT ADDRESS: 730NW 107AVE, 3RD FLOOR MIAMI, FL 33172
 SECTION: 34, TOWNSHIP 56 SOUTH, RANGE 50 EAST
 PROJ. LOC.: MIAMI DADE COUNTY, FLORIDA



SCALE: 1" = 30'
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 SET #: SEE LABELS
 DATE: 03/04/16
 PROJECT No: 16-010
 SHEET: **ST-2**
 12 OF 13

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

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**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2020**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2016	Debt Service Series 2019	Capital Projects Series 2016	
ASSETS					
Cash - SunTrust					
Unreserved	\$ 1,140,253	\$ -	\$ -	\$ -	\$ 1,140,253
Reserved for parking garage	15	-	-	-	15
Reserved for south parcel	333	-	-	-	333
Reserved for army corp of engineers	362	-	-	-	362
Investments					
Revenue	-	13,343	231,366	-	244,709
Reserve	-	90,075	-	-	90,075
Reserve - senior	-	-	366,800	-	366,800
Reserve - subordinate	-	-	161,500	-	161,500
Construction	-	-	-	104,968	104,968
Due from other funds					
General	-	151,252	747,153	-	898,405
Total assets	<u>\$ 1,140,963</u>	<u>\$ 254,670</u>	<u>\$ 1,506,819</u>	<u>\$ 104,968</u>	<u>\$ 3,007,420</u>
LIABILITIES					
Liabilities					
Due to other funds					
Debt service 2016	\$ 151,252	\$ -	\$ -	\$ -	\$ 151,252
Debt service 2019	747,153	-	-	-	747,153
Accounts payable	2,787	-	-	-	2,787
Taxes payable	31	-	-	-	31
Accrued contracts payable	-	-	-	1,020	1,020
Due to Lennar	3,000	-	-	-	3,000
Total liabilities	<u>904,223</u>	<u>-</u>	<u>-</u>	<u>1,020</u>	<u>905,243</u>
Fund balances					
Restricted for:					
Debt service	-	254,670	1,506,819	-	1,761,489
Capital projects	-	-	-	103,948	103,948
Unassigned	236,740	-	-	-	236,740
Total fund balances	<u>236,740</u>	<u>254,670</u>	<u>1,506,819</u>	<u>103,948</u>	<u>2,102,177</u>
Total liabilities and fund balances	<u>\$ 1,140,963</u>	<u>\$ 254,670</u>	<u>\$ 1,506,819</u>	<u>\$ 104,968</u>	<u>\$ 3,007,420</u>

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 113,980	\$ 136,597	\$ 162,759	84%
Assessment levy: off-roll				
North (Lennar)	-	-	19,976	0%
Interest & miscellaneous	7	10	-	N/A
Total revenues	<u>113,987</u>	<u>136,607</u>	<u>182,735</u>	75%
EXPENDITURES				
Professional & administrative				
Supervisors	215	215	-	N/A
Management/accounting/recording	3,340	10,020	40,080	25%
Legal - general counsel				
Billing, Cochran, Lyles, Mauro & Ramsey	2,502	2,502	18,000	14%
Engineering	-	200	10,000	2%
Audit	-	-	8,500	0%
Accounting services - debt service	442	1,326	5,305	25%
Assessment roll preparation	950	2,849	11,395	25%
Arbitrage rebate calculation	-	750	1,500	50%
Dissemination agent	292	875	3,500	25%
Trustee	-	-	5,500	0%
Postage & reproduction	-	-	500	0%
Printing & binding	42	125	500	25%
Legal advertising	-	238	1,500	16%
Office supplies	-	-	500	0%
Annual district filing fee	-	175	175	100%
Insurance: general liability	-	6,188	6,484	95%
ADA website compliance	-	-	210	0%
Website	-	705	705	100%
Contingencies	53	174	1,000	17%
Total professional & administrative	<u>7,836</u>	<u>26,342</u>	<u>115,354</u>	23%

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Field operations				
Monitoring reports	-	-	5,400	0%
Wetlands planting and earthwork	-	-	14,350	0%
Area management services	-	-	24,442	0%
Groundwater sampling	-	-	12,500	0%
Annual permits & plat	-	-	5,500	0%
Contingencies	-	-	3,490	0%
Total field operations	<u>-</u>	<u>-</u>	<u>65,682</u>	0%
Other fees and charges				
Property appraiser	-	-	848	0%
Tax collector	1,139	1,366	848	161%
Total other fees and charges	<u>1,139</u>	<u>1,366</u>	<u>1,696</u>	81%
Total expenditures	<u>8,975</u>	<u>27,708</u>	<u>182,732</u>	15%
Excess/(deficiency) of revenues over/(under) expenditures	105,012	108,899	3	
Fund balance - beginning	<u>131,728</u>	<u>127,841</u>	<u>64,938</u>	
Fund balance - ending (projected)	236,740	236,740	64,941	
Assigned				
3 months working capital	50,546	50,546	50,546	
Unassigned	186,194	186,194	14,395	
Fund balance - ending	<u>\$ 236,740</u>	<u>\$ 236,740</u>	<u>\$ 64,941</u>	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2016
FOR THE PERIOD ENDED DECEMBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments - on roll	\$ 127,484	\$ 152,780	\$ 182,046	84%
Interest	1	2	-	N/A
Total revenues	<u>127,485</u>	<u>152,782</u>	<u>182,046</u>	84%
EXPENDITURES				
Principal	-	-	54,000	0%
Interest	-	63,436	126,873	50%
Total expenditures	<u>-</u>	<u>63,436</u>	<u>180,873</u>	35%
Other fees and charges				
Property appraiser	-	-	948	0%
Tax collector	1,276	1,528	948	161%
Total other fees and charges	<u>1,276</u>	<u>1,528</u>	<u>1,896</u>	81%
Total expenditures	<u>1,276</u>	<u>64,964</u>	<u>182,769</u>	36%
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(1)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(1)</u>	<u>-</u>	N/A
Excess/(deficiency) of revenues over/(under) expenditures	126,209	87,817	(723)	
Fund balance - beginning	128,461	166,853	164,858	
Fund balance - ending	<u>\$ 254,670</u>	<u>\$ 254,670</u>	<u>\$ 164,135</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 DECEMBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments - on roll	\$ 629,744	\$ 754,700	\$ 899,278	84%
Special assessments - off roll (East)	-	-	177,929	0%
Interest	-	10	-	N/A
Total revenues	<u>629,744</u>	<u>754,710</u>	<u>1,077,207</u>	0%
EXPENDITURES				
Principal	-	-	600,000	0%
Interest	-	228,966	457,931	50%
Total expenditures	<u>-</u>	<u>228,966</u>	<u>1,057,931</u>	22%
Other fees and charges				
Property appraiser	-	-	4,684	0%
Tax collector	6,294	7,544	4,684	161%
Total other fees and charges	<u>6,294</u>	<u>7,544</u>	<u>9,368</u>	81%
Total expenditures	<u>6,294</u>	<u>236,510</u>	<u>1,067,299</u>	22%
Excess/(deficiency) of revenues over/(under) expenditures	623,450	518,200	9,908	
Fund balance - beginning	<u>883,369</u>	<u>988,619</u>	<u>964,258</u>	
Fund balance - ending	<u><u>\$ 1,506,819</u></u>	<u><u>\$ 1,506,819</u></u>	<u><u>\$ 974,166</u></u>	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2016
FOR THE PERIOD ENDED DECEMBER 31, 2020**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 1	\$ 2
Total revenues	1	2
EXPENDITURES		
Construction in progress	520	820
Total expenditures	520	820
Excess/(deficiency) of revenues over/(under) expenditures	(519)	(818)
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	1
Total other financing sources/(uses)	-	1
Net change in fund balance	(519)	(817)
Fund balance - beginning	104,467	104,765
Fund balance - ending	\$ 103,948	\$ 103,948

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016 AMORTIZATION SCHEDULE**

	Principal	Interest	Debt Service	Bond Balance
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**

	Principal	Interest	Debt Service	Bond Balance
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	-
Total	2,644,000.00	2,090,047.50	4,734,047.50	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 SENIOR BONDS AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	-
Total	10,175,000.00		3,145,950.00	13,320,950.00	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 SUBORDINATED BONDS AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	-
Total	4,170,000.00		1,671,987.50	5,841,987.50	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

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DRAFT

**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 January 14, 2021, at 10:00 a.m., at the offices of Lennar, 730 N.W. 107th Avenue, Suite 300, Miami, Florida 33172.

For Landmark at Doral CDD:

Teresa Baluja	Chair
Carmen Orozco	Vice Chair
Todd Patterson	Assistant Secretary
Su Wun Bosco Leu	Assistant Secretary
Michelle A. Garcia	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell Hunt and Associates LLC
Michael Pawelczyk (via telephone)	District Counsel
Juan Alvarez	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:04 a.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Discussion/Consideration: SCS Engineering and Continued DERM Monitoring, Fifth Supplemental Engineer's Report and Second Amendment to Consulting Services Agreement

40 Mr. Alvarez provided the following update regarding the lake in the east parcel, in
41 relation to the Department of Environmental Resources Management (DERM).

42 ➤ To remedy the concentration of iron in the groundwater near the lake, additional
43 investigations are necessary and monitoring wells must be installed in that location.

44 ➤ The additional work, proposed in the Fifth Supplement Engineer's Report, would
45 terminate when DERM notifies the CDD that additional investigation, monitoring or
46 remediation work are no longer needed.

47 ➤ SCS Engineers (SCS) submitted a proposal for approximately \$20,000, which exceeds
48 previous cost estimates for the project.

49 ➤ The proposal included well installation, groundwater sampling, engaging a licensed
50 surveyor and preparation of a Site Assessment Report Addendum (SARA).

51 Ms. Cerbone stated that the items to be addressed included the ongoing DERM testing
52 at the lake and approval of the District Engineer's Fifth Supplemental Engineer's Report, which
53 does not contain the amount of the remaining construction funds that can be used to fund the
54 monitoring required by DERM.

55 Ms. Baluja stated that the situation, which also involves staining of the sidewalks,
56 started a long time ago and the Board was aware that a certain amount of monitoring would be
57 needed. Since DERM imposed new requirements, she asked District Staff to ask DERM officials
58 to produce an agreement that indicates the concerns, informs that HOA documents forbid
59 homeowners from digging wells and drinking the water in the lake and ask what additional
60 language should be included to ensure public safety.

61 Discussion ensued regarding DERM testing and requirements, remediation costs and
62 budgeting for DERM meetings/negotiations.

63 Ms. Cerbone stated the Board would be advised if remediation efforts start to exceed
64 budget. She would forecast the remainder of the year and notify the Board of the remaining
65 fund balances. Since Staff cannot predict what the monitoring wells will find and what DERM
66 will ask of the District next, she recommended acceptance the Engineer's Report and the
67 addendum to the existing contract with SCS.

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On MOTION by Ms. Baluja and seconded by Ms. Garcia, with all in favor, the Alvarez Engineers Inc., Fifth Supplemental Engineer’s Report for Infrastructure Improvements, dated January 14, 2021, was approved.

On MOTION by Ms. Baluja and seconded by Ms. Orozco, with all in favor, the SCS Engineers Second Amendment to Consulting Services Agreement, for additional environmental services, totaling \$20,178, was approved.

Mr. Alvarez was directed to contact DERM and, along with the District Manager and District Counsel, to coordinate with DERM officials and other necessary parties to close this matter.

FOURTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of November 30, 2020**

Ms. Cerbone presented the Unaudited Financial Statements as of November 30, 2020. Mr. Bosco asked about ownership and maintenance of the bike path. District Management would contact Lennar/EHOF and ask them to clean the bike path and secure open fence areas, due to liability concerns. Asked if acceptance of a plat conveyed to the CDD by a property owner must be approved at a Board Meeting, Mr. Pawelczyk stated, as long as the plat was not a part of the original conveyance package.

On MOTION by Ms. Baluja and seconded by Ms. Orozco, with all in favor, the Unaudited Financial Statements as of November 30, 2020, were accepted.

FIFTH ORDER OF BUSINESS **Approval of Minutes**

- A. November 19, 2020 Landowners’ Meeting**
- B. November 19, 2020 Regular Meeting**

Ms. Cerbone presented the November 19, 2020 Landowners’ and the November 19, 2020 Regular Meeting Minutes.

On MOTION by Ms. Baluja and seconded by Ms. Garcia, with all in favor, the November 19, 2020 Landowners’ and the November 19, 2020 Regular Meeting Minutes, as presented, were approved.

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SIXTH ORDER OF BUSINESS

Staff Reports

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

Regarding legal fees and DERM-related issues, Mr. Pawelczyk did not anticipate his involvement in the process until a consensus is reached with DERM officials, in the form of an agreement, covenant or easement. Regarding DERM meetings involving Mr. Alvarez and Ms. Cerbone, Mr. Pawelczyk assured that the District would not be paying double for their services; his office would monitor the negotiations/resolution. He urged the Board to email him with questions or concerns.

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

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

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

I. Discussion: EHOFF Retail Assessment

Ms. Cerbone reported the following:

➤ The Finance Department rectified an oversight and forwarded an assessment invoice of approximately \$5,100 to the EHOFF Retail property owner.

➤ Ms. Cerbone has been coordinating with the property manager/Developer and new owner of the EHOFF residential property regarding a maintenance agreement for the conservation area. Mr. Alvarez would take the lead on determining the options regarding solidifying responsibility, in writing, for maintenance of the conservation areas. Staff would make recommendations to the Board and provide an update at the February meeting.

➤ It had been difficult to secure the Landmark Club for regular CDD meetings.

Discussion ensued regarding possible meeting locations, Lennar amenity centers, contacting property managers, indoor/outdoor meetings and publicizing venue changes. District Management would contact the HOA monthly regarding Clubhouse availability.

II. NEXT MEETING DATE: February 11, 2021 at 10:00 A.M.

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Secretary/Assistant Secretary

Chair/Vice Chair

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

8CI

From: Elvis Larios <landmarkdoral@nfcamenity.com>
Sent: Monday, January 25, 2021 11:27 AM
To: Daniel Rom <romd@whhassociates.com>
Cc: Cindy Cerbone <cerbonec@whhassociates.com>
Subject: RE: Landmark Clubhouse - Availability for reservations?

Hello Daniel,

My apologies for the delayed response. Its a pleasure to meet you!

At this time the clubhouse is not accepting any reservations for gatherings nor do we have a timeframe as to when this will change.

I'm hopeful sometime this year we will return to some kind of normalcy.

Be well,

Elvis Larios
Operations Manager
Landmark/Grand Bay
P:305.859.0753 ext. 104
www.NFCamenity.com



-----Original Message-----

From: "Daniel Rom" <romd@whhassociates.com>
Sent: Thursday, January 21, 2021 5:08pm
To: "landmarkdoral@nfcamenity.com" <landmarkdoral@nfcamenity.com>
Cc: "Cindy Cerbone" <cerbonec@whhassociates.com>
Subject: RE: Landmark Clubhouse - Availability for reservations?

Hi Elvis,

I hope all is well! My name is Daniel Rom and I work with the District Mgr's office of Landmark at Doral CDD.

At our last Landmark at Doral CDD meeting, a question came up from the board as to whether or not the clubhouse was accepting reservations for gatherings. If the clubhouse is accepting reservations would you please advise on the following:

- maximum capacity

- # of chairs available for seating (estimating needing 9 chairs for board and staff and potentially 20-30 chairs for residents)
- # of tables available for board members (5) and district staff (4)
- Any restrictions on the days, times or duration of reservations
- Costs (if applicable)
- Other details that we should be aware of

If the clubhouse is not accepting reservations for having gatherings, would you happen to have a date when the clubhouse would be available? If not, I understand, I am just looking for information to provide to the board. The board directed me to reach out monthly, so I will continue to reach out with an update as our meetings approach. Thank you.

Thanks,

Daniel Rom
District Manager
E-Mail: romd@whhassociates.com
Wrathell, Hunt and Associates, LLC
[2300 Glades Road, Suite 410W](#)
[Boca Raton, FL 33431](#)
Phone: 561.571.0010
Toll Free: 877.276.0889
Fax: 561.571.0013
Cell: 561.909.7930
www.whhassociates.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.



Wrathell, Hunt and Associates, LLC

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

8CIII

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

offices of Lennar, 730 N.W. 107th Avenue, Suite 300, Miami, Florida 33172

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