

**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 November 15, 2023, at 4:00 p.m., at The Landmark Clubhouse, 10220 NW 66<sup>th</sup> Street, Doral, Florida 33178.

**Present for Landmark at Doral CDD:**

Su-Wun Bosco Leu (via telephone)	Chair
Todd Patterson	Vice Chair
Odel Torres	Assistant Secretary
Jorge Finol	Assistant Secretary

**Also present:**

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC (WHA)
Gregory George	District Counsel
Juan Alvarez	District Engineer
Angelo Camacho	Alvarez Engineers, Inc.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 4:05 p.m.

Supervisors Patterson, Torres and Finol were present. Supervisor Bosco attended via telephone. Supervisor Tellez was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

Mr. Rom pointed out format changes to the agenda and that supporting documents for certain agenda items were in the tablet but were not included in the physical agenda.

**THIRD ORDER OF BUSINESS**

**Discussion/Consideration (new business)  
(45 minutes)**

**A. Lighting Deficiencies within CDD Tracts**

Mr. Alvarez distributed and presented the proposal for preparation of plans to install landscape lighting and receptacles along the medians on NW 66<sup>th</sup> Street, the NW 104<sup>th</sup> path and to process the permitting with the City of Doral. These deficiencies were identified while inspecting the community. A Board Member noted a photometric analysis is needed and there are various options for receptacles.

Discussion ensued regarding whether the CDD or the City should construct the system, the photometric analysis and Florida Power & Light's (FPL) timing.

Mr. Alvarez stated, if the CDD constructs the system, the construction project hard cost is \$150,000 and another \$25,000 to design the plans.

Mr. Alvarez was asked to find out FPL's costs and report his findings at the next meeting.

Mr. Rom noted unused funds carried over from Fiscal Year 2023.

**B. Lake Bank Beautification Project**

Mr. Alvarez stated that, with the impending changes, the area is beginning to look like a park. He thinks the City might want to see plans from a Landscape Architect. He suggested including another entrance feature.

This item was deferred while BrightView and the Chair work on designs to present at the next meeting.

**C. Allstate: Weeds Through Fencing on Bike Path and Trash Pick Up**

Mr. Rom discussed Allstate's actions in addressing the deficiencies on October 27, 2023. He will have the crews check in a week or two to see if the area needs another treatment.

**D. BrightView Proposal for Wetland Buffer Weed control**

Mr. Rom presented BrightView proposals for initial clean up and quarterly maintenance of the NW 62<sup>nd</sup> Street setback area that is not being maintained and is not in the Agreement. This is an unbudgeted expense. Mr. Bosco voiced his opinion that the proposals are not comprehensive; the CDD should negotiate fees with BrightView.

Mr. Bosco stated he will have Shannon, from BrightView, send Mr. Rom photographs of the area and the proposal so Mr. Rom can email them to Landmark South.

**E. Proposals for Storm Drain Cleaning 5-Year Plan**

Mr. Alvarez presented the Storm Drain Cleaning 5-Year Plan, which is broken down to one phase per year; spreading the cost over five years. He will send the plan to three

contractors. He estimated the overall project cost will be \$100,000, which is below the threshold that would require the CDD to publicly bid the project.

In response to residents' complaints, Mr. Alvarez stated that the Phase 1 pipes and innards are clogged from construction and need to be cleaned. The Phase 5 entrance area needs to be reconstructed; he received a \$17,000 estimate to install 1,000,050' of new French drains.

This was deferred until Mr. Alvarez presents the proposals at the next meeting.

**F. Proposals for Emergency Repairs**

Mr. Rom presented HOA proposals #103 and #105 to repair the dumpster doors behind 10220 NW 63<sup>rd</sup> Terrace and the broken mainline at the Landmark entrance on NW 66<sup>th</sup> Street. He will notify the HOA of the Board's decision to decline approving both proposals, as Staff determined that the HOA is responsible for maintenance, not the CDD.

**FOURTH ORDER OF BUSINESS**

**Updates (15 minutes)**

**A. SCS Engineers Change Order # 5**

Mr. Alvarez provided the following updates:

- The Department of Environmental Resources Management (DERM) extended the deadline to conduct additional environmental services to January 31, 2024.
- Mr. Jeff Thompson of MEC Engineering (MEC) reviewed the DERM file and found something for which he thinks he can give a second opinion and advise about what the CDD can do to finalize this issue.
- He is very familiar with Mr. Thompson's work and discussed possibly changing consultants since MEC's services are less expensive than SCS Engineers' (SCS).

Mr. Alvarez distributed and presented a proposal from MEC for General Environmental Engineering Consulting Services, which supports environmental site closure and compliance for the referenced site. He outlined the scope of work, which includes meeting with DERM and reviewing the SCS files to determine if something is missing.

Discussion ensued regarding the cost of a second opinion possibly resulting in the same outcome from DERM as with SCS, proceeding directly with DERM on the grievance process and suggestions to designate a Board Member to interview Mr. Thompson or engage an Environmental Attorney for about \$500 per hour, instead of a Consulting Engineer.

During the motion, Mr. George recommended engaging an Environmental Attorney, if the Board decides to proceed with DERM on the grievance process. Mr. Bosco agreed, as he thinks it will be a nominal cost and will help the Board understand the CDD’s rights on this matter.

**On MOTION by Mr. Torres and seconded by Mr. Finol, with Mr. Torres and Mr. Finol in favor and Mr. Patterson and Mr. Bosco dissenting, the MEC Engineering proposal for general environmental engineering consulting services, in a not-to-exceed amount of \$6,000, was not approved. [Motion failed 2-2]**

Mr. George offered to recommend and engage an Attorney for the CDD. The Board agreed with the suggestion that Mr. Patterson and Mr. Alvarez speak with Mr. Thompson for introduction and to gain insight as to his experience in the grievance process, if any. He will report the findings and present engagement letters for Environmental Attorneys at the next meeting.

**B. Maintenance Scorecard Review of CDD Property**

Mr. Rom stated that Mr. Alvarez is working on the maintenance scorecards, which will be an ongoing agenda item.

- **Landmark at Doral CDD**
- **Landmark at Doral HOA**
- **Landmark at Doral South**

The report was distributed for informational purposes.

**FIFTH ORDER OF BUSINESS**

**Consent Agenda Items (5 minutes)**

- A. Acceptance of Unaudited Financial Statements as of September 30, 2023**
- B. Approval of September 13, 2023 Public Hearings and Regular Meeting Minutes**

**On MOTION by Mr. Bosco and seconded by Mr. Finol, with all in favor, the Consent Agenda Items, as presented, were accepted and approved, respectively.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

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

Mr. Alvarez reported on a recent accident within the CDD boundaries and stated he received a request to extend the wall or install bollards to prevent future accidents.

Inspecting and identifying similar areas was discussed.

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

- **NEXT MEETING DATE: December 20, 2023 at 4:00 P.M.**

- **QUORUM CHECK**

The December 20, 2023 meeting will be cancelled.

**SEVENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests**

There were no Supervisors' requests.

**NINTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Patterson and seconded by Mr. Bosco, with all in favor, the meeting adjourned at 5:34 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



---

Secretary/Assistant Secretary



---

Chair/Vice Chair