

**LANDMARK AT
DORAL**

**COMMUNITY DEVELOPMENT
DISTRICT**

May 15, 2024

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

May 8, 2024

ATTENDEES:

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

Board of Supervisors
Landmark at Doral Community Development District

Dear Board Members:

The Board of Supervisors of the Landmark at Doral Community Development District will hold a Regular Meeting on May 15, 2024 at 4:00 p.m., at the Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion/Consideration **(90 minutes)**
 - A. Resolution 2024-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
 - B. Resolution 2024-03, Establishing an Electronic Signature Policy, Providing District Manager with Authority and Responsibility for Approval of Electronic Signatures and Implementation of Control Processes and Procedures to Ensure Compliance, Integrity, and Security, in Accordance with Chapter 688, Florida Statutes; and Providing for Severability and Effective Date
 - C. Resolution 2024-04, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; Determining the Electronic Record to be the Official Record; Providing for Severability; and Providing for an Effective Date
 - D. Brightview Landscape Services Proposals for Extra Work
 - I. NW 104th Path Wetlands Encroachment Remediation
 - II. Open Park Sod Remediation
 - III. Mailboxes, Parking, and Median Beautification
 - IV. Quarterly Maintenance of CDD Areas

- E. Alvarez Engineers, Inc. Items
 - I. Exercise Park Project Design
 - II. Consideration of 104th Path Lighting Photometrics
 - III. Widening of Alleyways - Radii Pavement
 - IV. Landscape Lighting Project Estimate - 66th Street
- F. Brightview Landscape Services Quality Site Assessment Map
 - Maintenance Scorecard Review of CDD Property
 - I. Landmark at Doral CDD
 - II. Landmark at Doral HOA
 - III. Landmark at Doral South
- 4. Ratification **(1 minute)**
 - A. Termination of SCS Engineers Consulting Services Agreement
 - B. Brightview Landscape Services Proposals for Extra Work: NW 66th Street Remediation
- 5. Updates **(15 minutes)**
 - A. Landmark at Doral Homeowner's Association Correspondence
 - B. (SW-1656) Additional Extension Request
- 6. Consideration of Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date **(1 minute)**
- 7. Authorization of RFP for Landscape Services **(1 minute)**
- 8. Consent Agenda Items **(5 minutes)**
 - A. Acceptance of Unaudited Financial Statements as of March 31, 2024
 - B. Approval of February 21, 2024 Regular 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: July 17, 2024 at 4:00 PM
- QUORUM CHECK

SEAT 1	ODEL TORRES	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JUAN CARLOS TELLEZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JORGE FINOL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	SU WUN BOSCO LEU	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	TODD PATTERSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Public Comments
11. Supervisors' Requests
12. Adjournment

Please do not hesitate to contact me directly at (561) 909-7930 with any questions.

Sincerely,



Daniel Rom
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 528 064 2804

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3A

RESOLUTION 2024-02

A RESOLUTION OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 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, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Miami-Dade County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 15th day of May, 2024.

Attest:

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 16, 2024	Regular Meeting	4:00 PM
November 20, 2024	Regular Meeting	4:00 PM
December 18, 2024	Regular Meeting	4:00 PM
January 15, 2025	Regular Meeting	4:00 PM
February 19, 2025	Regular Meeting	4:00 PM
March 19, 2025	Regular Meeting	4:00 PM
April 16, 2025	Regular Meeting	4:00 PM
May 21, 2025	Regular Meeting	4:00 PM
June 18, 2025	Regular Meeting	4:00 PM
July 16, 2025	Regular Meeting	4:00 PM
August 20, 2025	Regular Meeting	4:00 PM
September 17, 2025	Regular Meeting	4:00 PM

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3B

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN ELECTRONIC SIGNATURE POLICY, PROVIDING DISTRICT MANAGER WITH AUTHORITY AND RESPONSIBILITY FOR APPROVAL OF ELECTRONIC SIGNATURES AND IMPLEMENTATION OF CONTROL PROCESSES AND PROCEDURES TO ENSURE COMPLIANCE, INTEGRITY, AND SECURITY, IN ACCORDANCE WITH CHAPTER 688, FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the Landmark at Doral Community Development District (the “District”), is a local unit of special-purpose government established and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”); and

WHEREAS, the Board of Supervisors of the District (the “Board”) regularly directs the District Manager of the District to execute and accept certain documents on behalf of the District and it is customary for certain documents to be transmitted via electronic means endorsed with electronic signatures; and

WHEREAS, consistent with Chapter 688, Florida Statutes, the District is responsible for adopting and implementing control processes and procedures to ensure adequate integrity, security, confidentiality, and auditability of business transactions conducted using electronic commerce; and

WHEREAS, the District Board of Supervisors finds that it is in the best interest of the District to enact a policy pertaining to the use and receipt of electronic signatures.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. The Board hereby establishes and adopts the “Electronic Signature Policy,” as follows:

ELECTRONIC SIGNATURE POLICY

PURPOSE: The purpose of this policy is to establish and identify the criteria and requirements for the use and validation of electronic signatures on documents on behalf of and for District business in accordance with Chapter 688, Florida Statutes, "Electronic Signature Act".

DEFINITIONS:

Electronic means technology having electrical, digital, magnetic, wireless, optical, electromagnetic or similar capabilities.

Electronic record means a record created, generated, sent, communicated, received, or stored by electronic means.

Electronic signature means any letters, characters, or symbols, manifested by electronic or similar means, or logically associated with a record and that is executed or adopted with the intent to sign the record.

Electronic transaction means a transaction that is conducted or performed, in whole or in part, by electronic means or electronic records.

Record means information that is inscribed on a tangible medium or that is stored in an electronic or other medium and that is retrievable in perceivable form.

POLICY: This policy applies to any Electronic transaction that is a replacement for or complement to handwritten signatures on any record of or for the District, including, but not limited to, contracts, agreements, official minutes, bids, proposals and resolutions. Any Electronic record or Electronic signature may not be denied legal effect or enforceability solely because the record or signature is in electronic form. This policy does not limit the District's right or option to require original signatures or Records in a non-electronic format as the District deems necessary or as required by applicable policies, laws or regulations.

PROCEDURE: When a document containing an Electronic signature is signed, transmitted and received the following requirements must be met:

1. The Electronic signature must establish sender/user authenticity. The electronic signing of a document by an individual must be accompanied by documentation that shows that the signer is the individual signing the document and the individual that has the authority to bind the entity entering into an agreement or contract with the District.
2. If a document has been modified or changed, the prior Electronic signature is invalid and said document requires another Electronic signature or shall be signed by hand. This is to prevent any issue that a document has been changed after it is signed.

3. The District Manager, or his or her designee, has the authority and responsibility for approval of any Electronic signature method utilized and shall be responsible for the implementation of control processes and procedures to ensure adequate integrity, security, confidentiality, and auditability of District business transactions conducted using electronic methods.

4. The Electronic signature shall include the entire name of the individual and shall be located on or near the signature block on the document being electronically signed.

5. The date of the Electronic signature must be captured, stored, and available for retrieval for the required retention period of the document executed.

6. The Electronic record must be transmitted to all parties in a format acceptable to the District Manager, or his or her designee.

Section 3. The District Manager is hereby directed to take all actions necessary and consistent with the intent of this Resolution.

Section 4. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 5. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. The Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF MAY, 2024.

**LANDMARK AT DORAL COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chairman/Vice Chairman

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3C

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a records retention policy (the “Records Retention Policy”) for immediate use and application.

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

SECTION 1. The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records

custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

- A. Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B. Coordinate the District's records inventory;
- C. Maintain records retention and disposition forms;
- D. Coordinate District records management training;
- E. Develop records management procedures consistent with the Records Retention Policy, as amended as provided herein;
- F. Participate in the development of the District's development of electronic record keeping systems;
- G. Submit annual compliance statements;
- H. Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I. Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in Exhibit A. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in Exhibit A. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with Section 668.50, Florida Statutes, and Section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered

the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED at a meeting of the District Board of Supervisors, this 15th day of May, 2024.

ATTEST:

**LANDMARK AT DORALCOMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary / Assistant Secretary

Print name: _____
Chairperson, Board of Supervisors

Exhibit A: Amendments to General Records Schedules Established by the Division

Exhibit A

Amendments to General Records Schedules established by the Division

ADVERTISEMENTS: LEGAL (Item #25)

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS) (Item #4)

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3DI

Proposal for Extra Work at Landmark perimeter setback area cleanup as per highlighted map - REVISED

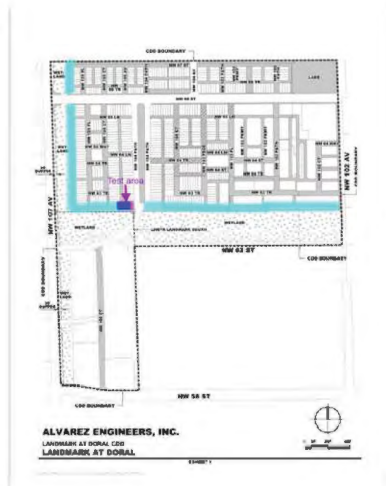
Property Name	Landmark perimeter setback area cleanup as per highlighted map - REVISED	Contact	Landmark at Doral CDD Board Member
Property Address	2300 Glades Rd Suite 410W Boca Raton , FL 33431	To Billing Address	Landmark at Doral CDD 2300 Glades Road Suite 410W Boca Raton, FL 33431
Project Name	Landmark perimeter setback area cleanup as per highlighted map - REVISED		
Project Description	Landmark perimeter setback area cleanup as per highlighted map - REVISED		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Removal and disposal of invasive weeds and vines that are encroaching into the Landmark perimeter hedge. A 2-3 foot area within the setback area will be cleaned out to provide space to keep the area maintained and from spreading into the community.	\$17,907.44	\$17,907.44
1.00	LUMP SUM	No wetland marsh or planted upland buffer plantings will be touched. Only weeds and vines that are in the setback area will be removed.	\$0.00	\$0.00
1.00	LUMP SUM	15% Discount	\$-2,686.12	\$-2,686.12

Images

perimeter cleanup areas



THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
4155 East Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

**Proposal for Extra Work at
Landmark perimeter setback area cleanup as per highlighted map -
REVISED**

For internal use only

SO# 8354564
JOB# 353800000
Service Line 130

Total Price \$15,221.32

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
4155 East Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	Authorized Board Member
Signature	Signature
	Title
Landmark at Doral CDD Board Member	April 30, 2024
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Account Manager Exterior
Signature	Signature
	Title
Shannon Denouden	April 30, 2024
Printed Name	Date

Job #:	353800000		
SO #:	8354564	Proposed Price:	\$15,221.32

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3DII

Proposal for Extra Work at Illegal soccer park re-sodding

Property Name	Illegal soccer park re-sodding	Contact	Landmark at Doral CDD Board Member
Property Address	2300 Glades Rd Suite 410W Boca Raton , FL 33431	To Billing Address	Landmark at Doral CDD 2300 Glades Road Suite 410W Boca Raton, FL 33431
Project Name	Illegal soccer park re-sodding		
Project Description	Illegal soccer park re-sodding		

Scope of Work

QTY	UoM/Size	Material/Description	Total
Illegal soccer feild			\$16,007.45
1.00	LUMP SUM	Equipment - Sod Cutter	
16.00	PALLET	St. Augustine Sod installed	
1.00	LUMP SUM	Delivery Fee	
1.00	LUMP SUM	Irrigation adjustments	
Discount			\$-1,991.30
1.00	LUMP SUM	10% Discount	
Other areas			\$3,905.47
4.00	PALLET	St. Augustine Sod installed	
1.00	LUMP SUM	Irrigation adjustments	

For internal use only

SO# 8409008
JOB# 353800000
Service Line 130

Total Price \$17,921.62

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
4155 East Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
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- Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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- Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

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Customer

	Authorized Board Member
Signature _____	Signature
	Title
Landmark at Doral CDD Board Member	May 10, 2024
Printed Name _____	Date

BrightView Landscape Services, Inc. "Contractor"

	Account Manager Exterior
Signature _____	Title
	Title
Shannon Denouden	May 10, 2024
Printed Name _____	Date

Job #:	353800000		
SO #:	8409008	Proposed Price:	\$17,921.62

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3D III

Proposal for Extra Work at Mailbox, site entrances, and median beautification

Property Name	Mailbox, site entrances, and median beautification	Contact	Landmark at Doral CDD Board Member
Property Address	2300 Glades Rd Suite 410W Boca Raton , FL 33431	To Billing Address	Landmark at Doral CDD 2300 Glades Road Suite 410W Boca Raton, FL 33431
Project Name	Mailbox, site entrances, and median beautification		
Project Description	Mailbox, site entrances, and median beautification		

Scope of Work

QTY	UoM/Size	Material/Description	Total
Large mailbox on NW 64th St and NW 103rd Pl			\$4,458.74
1.00	LUMP SUM	Removal and disposal of existing turf around sidewalk to mailbox to create new landscape bed for hedge installation	
40.00	EACH	Green Buttonwood - 3 gallon to be added to sidewalk around mailbox sidewalk	
76.00	EACH	Green Island Ficus - 3 gallon to be added around park trees	
0.50	PALLET	Chocolate Brown Mulch for all new plantings (no charge, included in plant installation pricing)	
1.00	LUMP SUM	Irrigation adjustments	
1.00	LUMP SUM	Delivery Fee	
All other mailboxes			\$7,361.99
1.00	LUMP SUM	Removal and disposal of Green Buttonwood from back side of 2 mailboxes (2 on 67th St and 1 on 64th Ter/105th Place)	
40.00	EACH	Shade grown Podocarpus 'Maki' - 7 gallon to replace GB at 2 NW 67th Street mailboxes	
120.00	EACH	Green Island Ficus - 3 gallon to add to Podocarpus hedge at 2 NW 67th Street mailboxes	
1.50	PALLET	Chocolate Brown Mulch for all new plantings (no charge, included in plant installation pricing)	
1.00	LUMP SUM	Irrigation adjustments	
1.00	LUMP SUM	Delivery Fee	
Medians			\$7,902.59
24.00	EACH	Variegated Pittosporum - 3 gallon	
26.00	EACH	Juniper - 3 gallon	
26.00	EACH	Green Island Ficus - 3 gallon	
1.00	LUMP SUM	Relocate 8 Agave to center medians to replace annual flower beds	

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4155 East Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

Proposal for Extra Work at Mailbox, site entrances, and median beautification

103.00	EACH	Green Island Ficus - 3 gallon to be added to center medians where flower beds were located to reduce the size of the beds and fill in center median by clubhouse	
40.00	EACH	Arboricola Trinette - 3 gallon to fill in at long park	
92.00	EACH	Green Island Ficus - 3 gallon to fill in around all Sylvester palms and Royal palms at the Parkway	
1.00	PALLET	Chocolate Brown Mulch for all new plantings (no charge, included in plant installation pricing)	
1.00	LUMP SUM	Irrigation adjustments	
1.00	LUMP SUM	Delivery Fee	
Site entrances			\$13,606.92
1.00	LUMP SUM	Removal and disposal of existing turf around the box near the school to create a new landscape bed for new landscape bed	
33.00	EACH	Green Buttonwood - 3 gallon to be added around box near the school	
30.00	EACH	Green Island Ficus - 3 gallon to replace flower beds at triangle	
1.00	LUMP SUM	Removal and disposal of existing turf for new Crape Myrtle and Macho Fern bed	
7.00	EACH	Crape Myrtle White multi trunked tree - 25 gallon to be added to both sides of 104 Path to extend landscape bed to HOA south hedge	
180.00	EACH	Macho Fern - 3 gallon to be added to Crape Myrtle beds on both sides of 104 Path	
15.00	EACH	Green Island Ficus - 3 gallon to fill in on south side of main entrance near pedestrian path	
50.00	EACH	Green Island Ficus - 3 gallon to fill in landscape bed at main entrance where Agave have been relocated from	
40.00	EACH	Podocarpus Pringles - 3 gallon to be planted in 4 raised planters at main entrance	
1.00	PALLET	Chocolate Brown Mulch for all new plantings (no charge, included in plant installation pricing)	
1.00	LUMP SUM	Irrigation adjustments	
1.00	LUMP SUM	Delivery Fee	
Discount			\$-3,333.02
1.00	LUMP SUM	10% Discount	

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SO# 8408821
JOB# 353800000
Service Line 130

Total Price \$29,997.22

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4155 East Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

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3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
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Customer

	Authorized Board Member
Signature _____	Signature
	Title
Landmark at Doral CDD Board Member	May 13, 2024
Printed Name _____	Date

BrightView Landscape Services, Inc. "Contractor"

	Account Manager Exterior
Signature _____	Title
	Title
Shannon Denouden	May 13, 2024
Printed Name _____	Date

Job #: 353800000

SO #: 8408821 **Proposed Price:** \$29,997.22

Proposal for Extra Work at Street and swale tree beautification

Property Name	Street and swale tree beautification	Contact	Landmark at Doral CDD Board Member
Property Address	2300 Glades Rd Suite 410W Boca Raton , FL 33431	To Billing Address	Landmark at Doral CDD 2300 Glades Road Suite 410W Boca Raton, FL 33431
Project Name	Street and swale tree beautification		
Project Description	Street and swale tree beautification		

Scope of Work

QTY	UoM/Size	Material/Description	Total
Street and swale tree beautification			\$47,025.67
1.00	LUMP SUM	Bed Preparation	
1.00	LUMP SUM	Disposal of existing turf around street trees	
1,732.00	EACH	Green Island Ficus - 3 gallon for all street trees	
4.00	PALLET	Chocolate Brown Mulch for all new plantings (no charge, included in plant installation pricing)	
1.00	LUMP SUM	Irrigation adjustments	
1.00	LUMP SUM	Delivery Fee	
Disount			\$-4,702.57
1.00	LUMP SUM	10% CDD Discount	

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SO# 8409243
JOB# 353800000
Service Line 130

Total Price \$42,323.10

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4155 East Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

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Customer

	Authorized Board Member
Signature _____	Signature _____
Title _____	
Landmark at Doral CDD Board Member	May 10, 2024
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

	Account Manager Exterior
Signature _____	Title _____
Title _____	
Shannon Denouden	May 10, 2024
Printed Name _____	Date _____

Job #: 353800000
SO #: 8409243 **Proposed Price:** \$42,323.10

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3DIV

Proposal for Extra Work at Landmark at Doral CDD - Quarterly maintenance of areas on the attached map and monthly QSA

Property Name	Landmark at Doral CDD - Quarterly maintenance of areas on the attached map and monthly QSA	Contact	Landmark at Doral CDD Board Member
Property Address	2300 Glades Rd Suite 410W Boca Raton , FL 33431	To Billing Address	Landmark at Doral CDD 2300 Glades Road Suite 410W Boca Raton, FL 33431
Project Name	Landmark at Doral CDD - Quarterly maintenance of areas on the attached map and monthly QSA		
Project Description	Quarterly maintenance of attached map as per specifications below and monthly QSA		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total	
Quarterly services				Subtotal	\$23,773.41
4.00	EACH	Quarterly weed spraying of cracks in sidewalk and landscaped areas along conservation area on NW 104th Path, NW 62nd Ave, and NW102nd Ave. See attached map marked in blue.	\$419.02	\$1,676.06	
4.00	EACH	Quarterly trimming back of all vegetation on 62nd St from 102nd Ave to NW 104th Path, including 2' behind guardrail. Does not include shaping. Only trimming of the sides up to 8'. See attached map marked in yellow.	\$1,034.06	\$4,136.26	
4.00	EACH	Quarterly weed removal in landscape bed marked in yellow on the attached map	\$679.25	\$2,716.99	
4.00	EACH	Quarterly weed spraying of bike path. See attached map marked in pink	\$581.23	\$2,324.93	
4.00	EACH	Quarterly weed eating of 2' along both sides of bike path and blowing. See attached map marked in pink	\$905.66	\$3,622.66	
4.00	EACH	Quarterly weed eating and weed control spraying of buffer area marked on the map in green. This service can only be provided after an initial cleanup has been completed	\$2,324.13	\$9,296.51	
Monthly services				Subtotal	\$3,600.00
12.00	EACH	QSA for 3 CDD areas as per map (Landmark HOA, Landmark South, CDD)	\$300.00	\$3,600.00	
Discount				Subtotal	\$-2,737.34
1.00	LUMP SUM	10% Discount	\$-2,737.34	\$-2,737.34	

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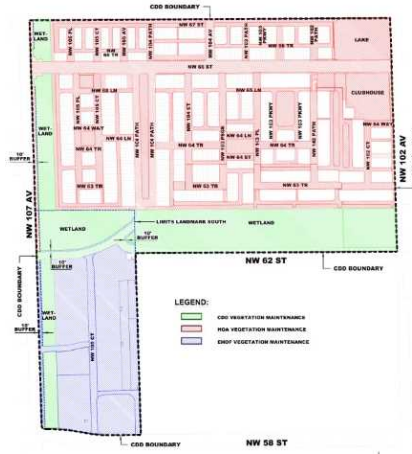
Proposal for Extra Work at Landmark at Doral CDD - Quarterly maintenance of areas on the attached map and monthly QSA

Images

cdd quarterly maintenacne including full bike path



cdd areas map



For internal use only

SO# 8409137
JOB# 353800000
Service Line 130

Total Price \$24,636.07

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- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

- Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

- Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	Authorized Board Member
Signature _____	Signature
	Landmark at Doral CDD Board Member
Printed Name _____	Date
	May 10, 2024

BrightView Landscape Services, Inc. "Contractor"

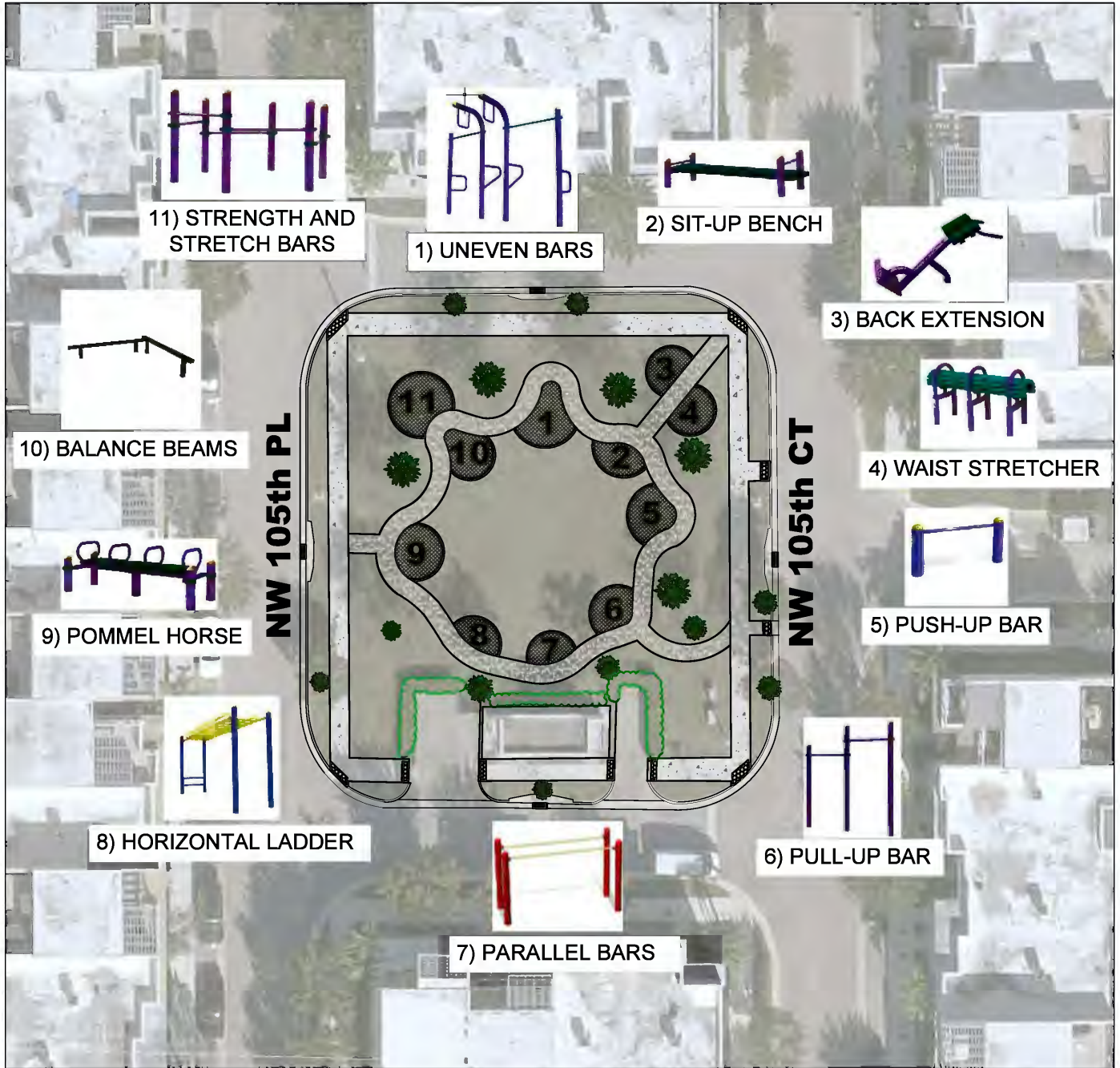
	Account Manager Exterior
Signature _____	Title
	Shannon Denouden
Printed Name _____	Date
	May 10, 2024

Job #:	353800000		
SO #:	8409137	Proposed Price:	\$24,636.07



**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3 E I

EXERCISE PARK PRELIMINARY EXHIBIT

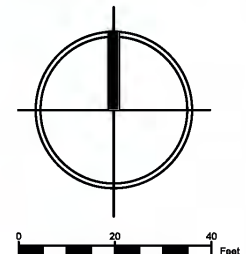


LEGEND:

- RUBBER SURFACING: 
- OPTIONAL MATERIAL (RUBBER OR CONCRETE: 

NOTES:

1. ALL EQUIPMENT TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
2. RECYCLED, 20" SQUARE MATS OR RUBBER SURFACING POURED ON BASE MATERIAL AT EQUIPMENT LOCATIONS



ALVAREZ ENGINEERS, INC.

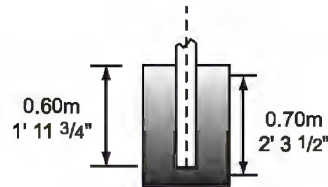
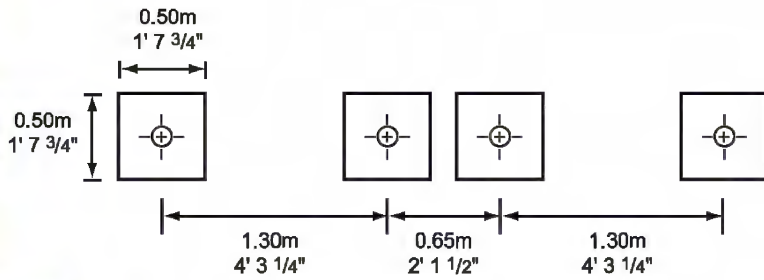
LANDMARK AT DORAL CDD
LANDMARK AT DORAL - CDD PROPERTIES

1

UNEVEN BARS

OUTDOOR FITNESS

Installation Support
 (877) 517-2200 or (719) 488-3812
 support@outdoor-fitness.com



Weight

Net Weight	150.2 kgs.	331.4 lbs.
Ship Weight	158.0 kgs.	348.2 lbs.

Dimensions (installed above surface)

Length	3.5 m	11' 4"
Width	1.1 m	3' 6"
Height	2.7 m	8' 10-1/4"

Notes:

Height of the horizontal bars can be lowered by adding to the depth of the footings. Distance between the dip bars can be adjusted with the distance between the two center posts.

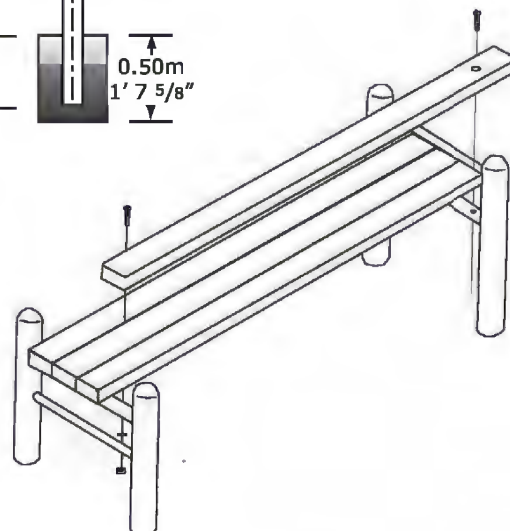
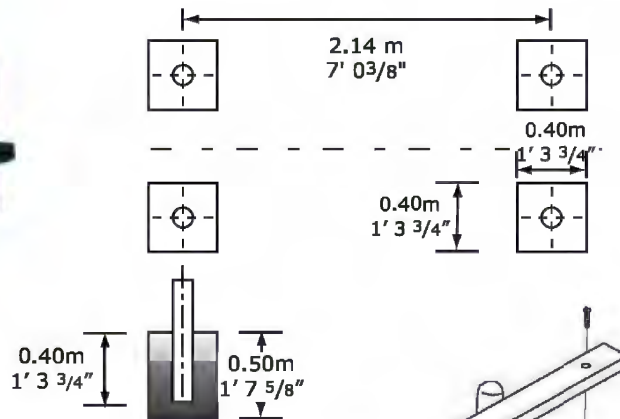
2

SIT-UP BENCH

OUTDOOR FITNESS

Installation Diagram

(877) 517-2200 or (719) 488-3812
 support@outdoor-fitness.com



Weight

Ship Weight	61.7 kgs.	114 lbs.
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Dimensions (installed)

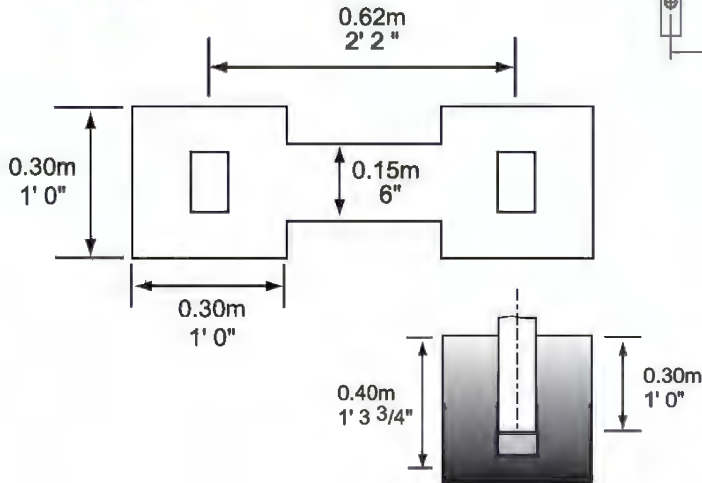
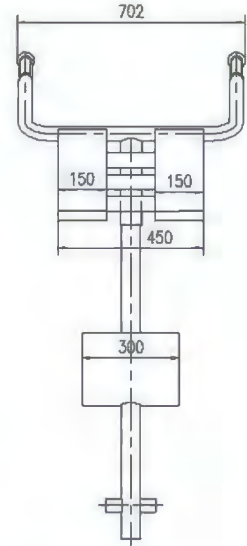
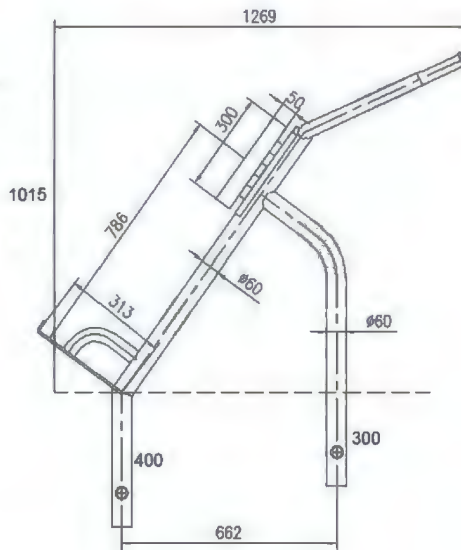
Length	2.40 m	7' 10 1/2"
Width	0.74 m	2' 5 1/8"
Height	0.65 m	2' 1 1/2"

NOTE:
 Assemble the Sit-up Bench fully before placing into concrete footings.

3

BACK EXTENSION

Installation Measurements



Weight		
Net Weight	23.0 kgs.	50.7 lbs.
Ship Weight	25.0 kgs.	55.1 lbs.
Dimensions (installed)		
Length	1.27 m.	4' 2"
Width	0.7 m.	2' 3 1/2"
Height	0.6 m.	1' 11 1/2"

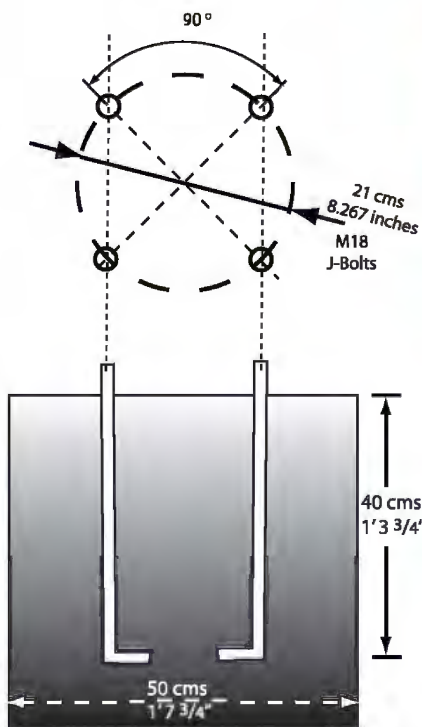
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WAIST STRETCHER

Installation Drawing

OUTDOOR FITNESS

(877) 517-2200 or (719) 488-3812
outdoor-fitness@outdoor-fitness.com



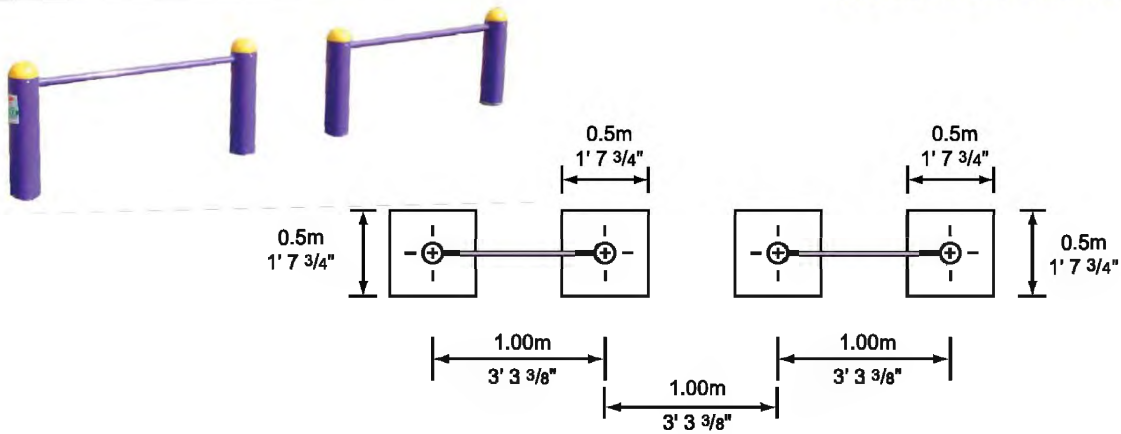
5

PUSH-UP BARS

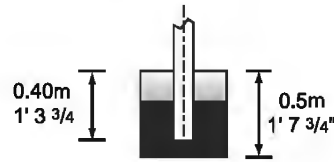
Installation Diagram

OUTDOOR FITNESS

(877) 517-2200 or (719) 488-3812
support@outdoor-fitness.com



Weight		
Net Weight	39.0 kgs.	86 lbs.
Ship Weight	40.0 kgs.	88.2 lbs.
Dimensions (above surface)		
Length	3.00 m	9' 10 1/8"
Post Diameter	0.115 m	4 1/2"
Height	32 cms	1' 0 1/2"



Note:

Distance between bar sets, shown here as 1 meter, can be adjusted based on customer's preference.

6

HORIZONTAL / PULL-UP BARS

Installation Drawing (dimensions in mm)

OUTDOOR FITNESS

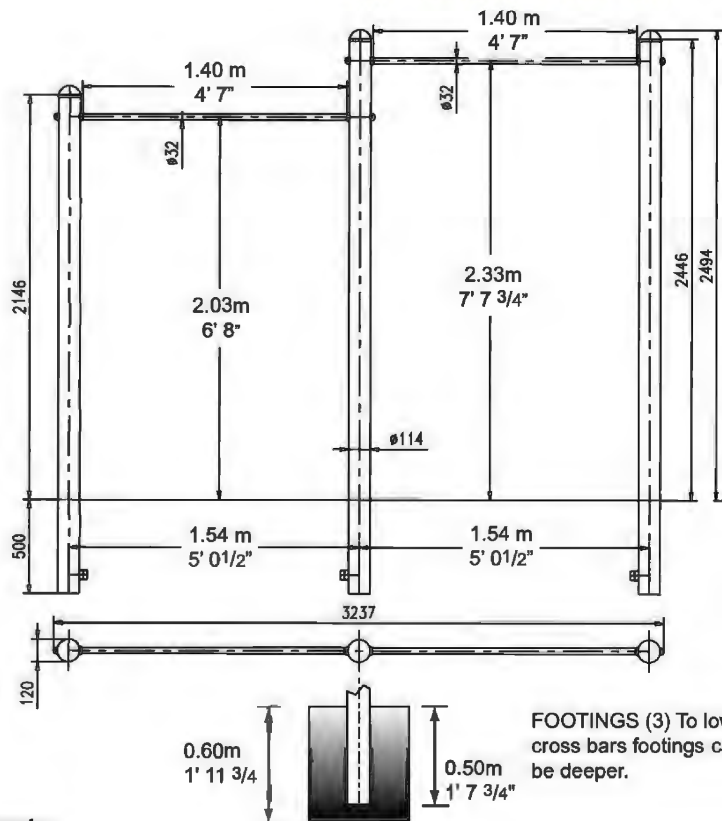
(877) 517-2200 or (719) 488-3812
support@outdoor-fitness.com



Weight		
Net Weight	96.0 kgs.	211.6 lbs.
Ship Weight	96.5 kgs.	212.7 lbs.
Dimensions (above surface)		
Length	2.4 m	10' 7 3/4"
Post Diameter	0.115 m	4 1/2"
Height (from ground)	2.4 m	8' 2"

Note:

Assemble the crossbars before fixing the uprights in concrete.



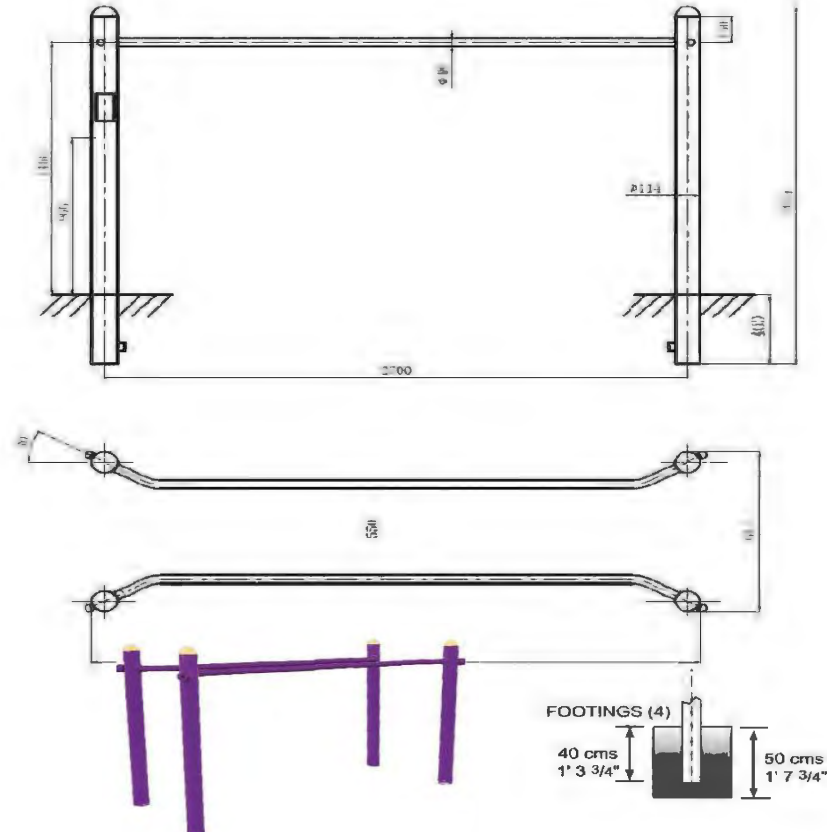
FOOTINGS (3) To lower cross bars footings can be deeper.

7

PARALLEL BARS OUTDOOR FITNESS

Installation Drawing

(877) 517-2200 or (719) 488-3812



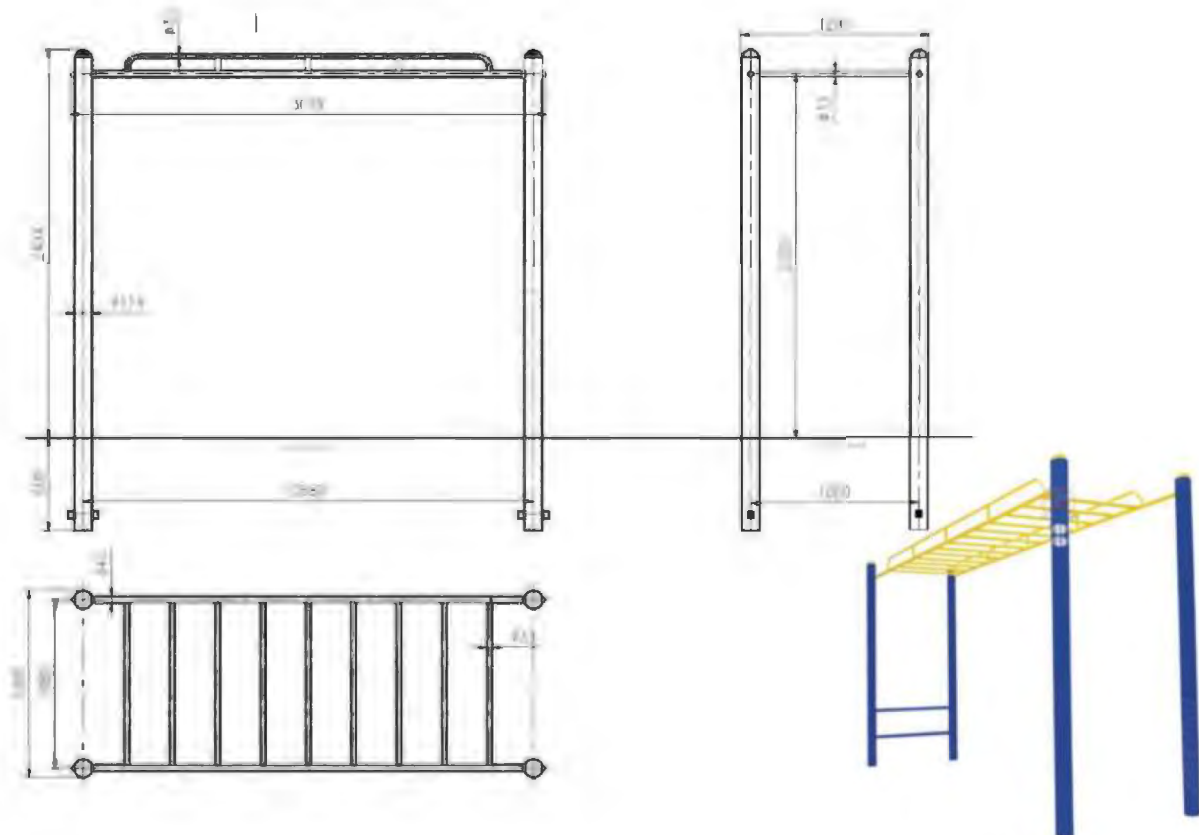
8

HORIZONTAL LADDER OUTDOOR FITNESS

Installation Drawing

OUTDOOR FITNESS

(877) 517-2200 or (719) 488-3812
support@outdoor-fitness.com



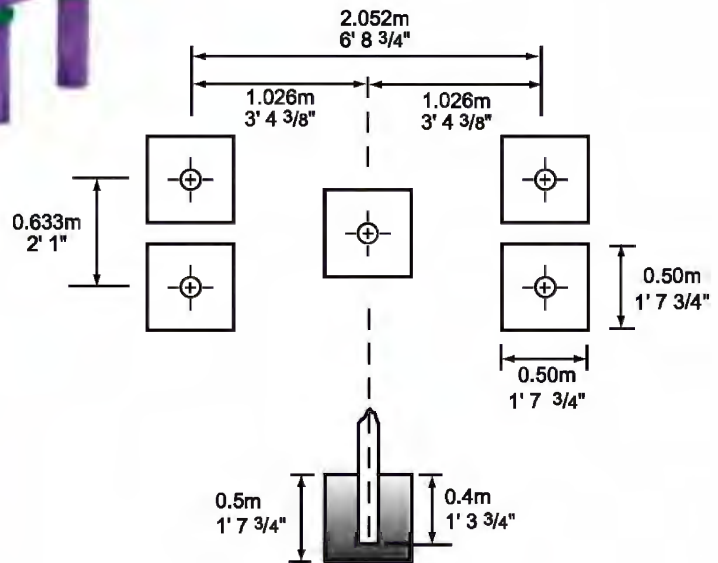
9

POMMEL HORSE

Installation Measurements

OUTDOOR FITNESS

(877) 517-2200 or (719) 488-3812
support@outdoor-fitness.com



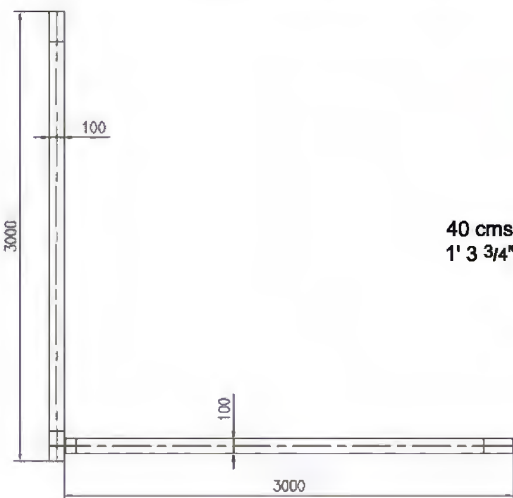
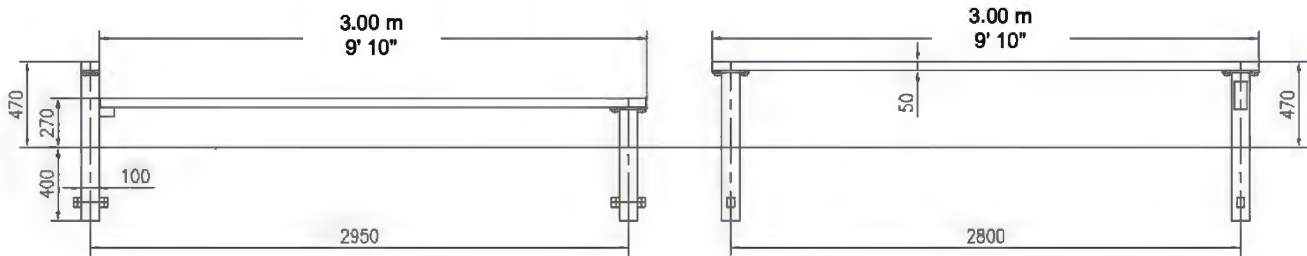
Weight:		
Net Weight	70.9 kgs.	156.3 lbs.
Ship Weight	73.7 kgs.	162.5 lbs.
Dimensions:		
Length	2.16 m	7' 1"
Width	0.75 m	2' 5 1/2"
Height	1.0 m	3' 3 3/8"

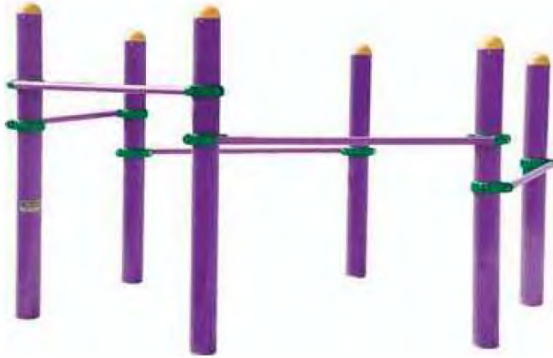
10

BALANCE BEAM

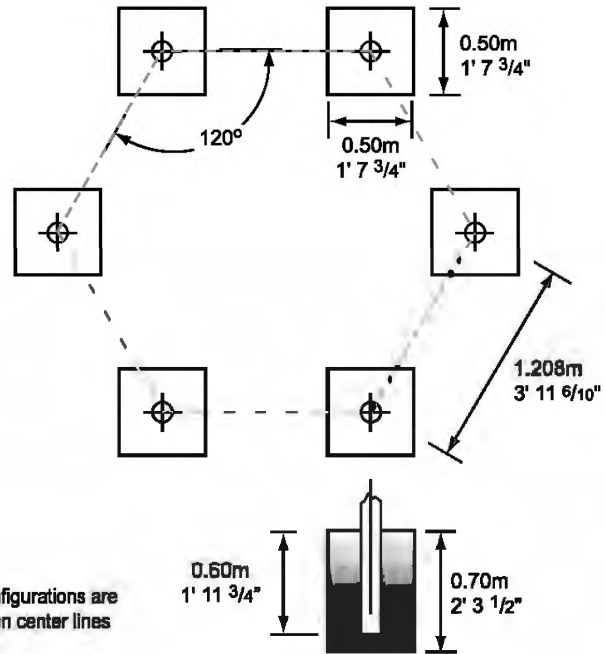
OUTDOOR FITNESS

Installation Support
(877) 517-2200 or (719) 488-3812
support@outdoor-fitness.com





Weight		
Net Weight	85.5 kgs.	188.5 lbs.
Ship Weight	92.5 kgs.	204.0 lbs.
Dimensions (installed)		
Length	2.6 m	8' 4 1/2"
Width	2.6 m	8' 4 1/2"
Height	1.32 m	4' 3"



- NOTES:
- 1.) Above configuration creates an hexagonal exercise area. Other configurations are possible providing that the footing dimensions and the distance between center lines are maintained.
 - 2.) If surfacing material is used, the depth of the footings can be reduced by up to 6 cms, or equal to the thickness of the surfacing material.

**LANDMARK DORAL CDD
LANDMARK DORAL EXERCISE PARK**

10220 NW 66th STREET, DORAL, FLORIDA 33178

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Estimated Cost (\$)	
					Total	
CONSTRUCTION F&I - RUBBER SIDEWALK ALTERNATIVE						
1	Clearing & Grubbing	0.0364	AC	51,875.00	\$	1,888.25
2	Silt Fence (No Maintenance)	380	LF	3.10	\$	1,178.00
3	4" Limerock Base	1,620	SF	0.76	\$	1,231.20
4	Hot Pour Rubber for Sidewalk	1,620	SF	18.00	\$	29,160.00
5	Hot Pour Rubber for Equipment Areas	910	SF	18.00	\$	16,380.00
6	Concrete Curb Type B Modified (Conc. Collar)	240	LF	23.39	\$	5,613.60
Subtotals Totals						\$ 55,451.05
1	Mobilization	10	%	5,545.11	\$	2,517.23
2	MOT	10	%	5,545.11	\$	2,517.23
3	Contingency	10	%	5,545.11	\$	2,517.23
Grand Totals						\$ 63,002.74

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Estimated Cost (\$)	
					Total	
CONSTRUCTION F&I - CONCRETE SIDEWALK ALTERNATIVE						
1	Clearing & Grubbing	0.0364	AC	51,875.00	\$	1,888.25
2	Silt Fence (No Maintenance)	380	LF	3.10	\$	1,178.00
3	4" Limerock Base	1,620	SF	0.76	\$	1,231.20
4	4" Concrete Sidewalk	1,620	SF	7.45	\$	12,073.86
5	Concrete Curb Type B Modified (Conc. Collar)	240	LF	23.39	\$	5,613.60
6	Rubber Surfacing (Surface Compaction and Installation)	910	SF	3.50	\$	3,185.00
Subtotals Totals						\$ 25,169.91
1	Mobilization	10	%	5,545.11	\$	2,517.23
2	MOT	10	%	5,545.11	\$	2,517.23
3	Contingency	10	%	5,545.11	\$	2,517.23
Grand Totals						\$ 32,721.60

Item Order	Description of Item	Quantity	Unit	Unit Price (\$/Unit)	Estimated Cost (\$)	
					Total	
INSTALLATION MATERIALS						
1	Exercise Equipment (Painted and Delivered)	1	LS	16,275.00	\$	16,275.00
2	Blue Eco-Sport 20"x20" Rubber Tiles (w/20% Discount)	1	LS	11,279.52	\$	11,279.52
Subtotals Totals						\$ 27,554.52
Grand Totals						\$ 27,554.52

Item Order	Description of Item	Quantity	Unit	Unit Price (\$/Unit)	Estimated Cost (\$)	
					Total	
LANDSCAPING						
1	Landscaping and Irrigation	1	LS	25,000.00	\$	25,000.00
2	Sod (St.Agustine)	1	LS	5,778.00	\$	5,778.00
Subtotals Totals						\$ 30,778.00
Grand Totals						\$ 30,778.00

ALVAREZ ENGINEERS, INC.
LANDMARK DORAL EXERCISE PARK
LANDMARK DORAL - CDD

EXERCISE MACHINE COST ESTIMATE



OUTDOOR-FITNESS, Inc.
P.O. Box 1470
Monument, CO 80132
(719) 488-3812
info@outdoor-fitness.com
www.outdoor-fitness.com

Quotation

ADDRESS

Alvarez Engineers
8935 NW 35 Lane, Suite 101
Doral, FL 33172 USA

SHIP TO

Alvarez Engineers
6502 NW 105th Pl
DORAL, FL 33178 USA

QUOTATION # 612-4776

DATE 02/08/2024

ACTIVITY	QTY	RATE	AMOUNT
Uneven Bars	1	1,479.00	1,479.00
Sit-Up Bench	1	844.00	844.00
Back Extension	1	444.00	444.00
Hlp Twister	1	711.00	711.00
Push-Up Bar	1	350.00	350.00
Horizontal Bars / Pull-Up Bars	1	776.00	776.00
Horizontal Ladder	1	1,491.00	1,491.00
Strength and Stretch Bars	1	1,179.00	1,179.00
Parallel Bars	1	763.00	763.00
Pommel Horse	1	1,108.00	1,108.00
Balance Beam	1	647.00	647.00
Custom Color	1	1,500.00	1,500.00

SUBTOTAL	11,292.00
SHIPPING	4,983.00
TOTAL	\$16,275.00

Accepted By


Accepted Date

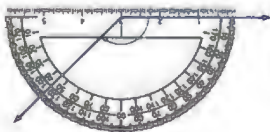
OUTDOOR-FITNESS, Inc.
P.O. Box 1470 Monument, CO 80132
Fax: 866-776-5153
www.outdoor-fitness.com

RUBBER TILE SPECIFICATIONS

Eco-Sport Tiles (1")

Specifications
August 2021

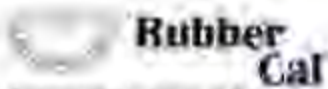
Description:	This 1" thick eco-friendly flooring option has ample thickness to provide cushion and floor protection. Eco-Sport is an interlocking floor tile made from recycled tire crumb. Each tile is fabricated from thousands of these recycled granules molded into shape using a space age binder. Each tile offers superior underfoot cushion and pliability to lessen the shock on body joints from walking or running or to provide excellent surface protection by working as a buffer between floors and heavy equipment.
Material:	60% Post-Consumer Recycled Rubber Content
Gauge:	1 inch, Also available in ¾ inch
Size:	
Tiles	19.5"-inch x 19.5"-inch, 11lbs.
Ramps	3/8"-inch x 1"-inch x 6"-inch x 19.5"-inch Ramps, 2.5 lbs
Hardness:	60 Shore A
Available Colors:	Coal, Light Blue, Terra Cotta, Green
Applications:	Aerobic Room, Anti-Fatigue Rubber Mats, Assembly Lines, Attic Flooring, Banquet Halls, Barns, Basement Floor Tiles, Basketball Courts, Boat Decks, Cardio Decks, Children Play Mats, Cushioned Mats, Dog Training Mat, Equestrian Shows, Exercise Mats, Fast Food Facilities, Floor Protection, Garage Floor Tile, Golf Courses, Gym Equipment Mat, Health Clubs, Heavy Duty Mats, Home Gyms, Ice Rinks, Industrial Flooring Tiles, Inline Skating, Interlocking Mats, Locker Rooms, Martial Arts, Night Clubs, Padded Floors, Patios, Outdoor Tile, Play-Area Surfacing, Recycled Floors, Restaurants, Rock Climbing, Runways, Ski Lodges, Spike Protection, Sports Mat, Trade Shows, Training Mat, Vibration Reduction, Weight Rooms. Eco-Sport Tiles are made with recycled rubber tire crumb. Tires are made to last outdoors in any weather condition and to endure stress on blacktop roads and highways for thousands of miles. Having gotten their main ingredients from tires, our Eco-Sport recycled rubber tiles have inherited the same durability and are designed to withstand the most abrasive conditions. This product is specifically designed and manufactured for durability.
Unmatched Durability:	Although ramps are not a necessity for the installation of this product, they are available. The ramps bring the 1 inch height of the tile down to 1/4 inch. This is a great idea for entry points and allows wheeled equipment to access the surface of the floor more easily.
Ramps	Eco-Sport rubber floor tiles can be permanently adhered to any wood or concrete surface using the BASF CX-941 Adhesive. This adhesive has been tested and is approved for use with our Eco-Sport line of products. A step-by-step installation guide and floor preparation is available upon request or can be accessed on the web.
Permanent Installations:	A plastic connector pin is available for the 1" Eco-Sport Tiles. Connector Pins are 3" long and made of a hard plastic with ferruled edges. This interlocking flooring can be installed by pressing the plastic pin between the edges of each of the tiles. The 1" Eco-Sport Tile has two (2) holes on each of the four (4) sides of the tile. This allows for quick and easy installation for anyone!
Temporary Installations:	Tire crumb is the main component of this rubber tile and has a high content of EPDM and other natural rubber products with excellent UV resistance. This quality makes the Eco-Sport Tiles excellent for indoor and outdoor applications.
Indoor / Outdoor:	This interlocking floor mat can be cleaned indoors using any gentle cleaning product and a damp mop. Since it is interlocking it can be removed and cleaned more vigorously outdoors with a hose! If desired, a mild detergent can be used to sanitize the surface.
Cleaning:	Over 250 million rubber tires are discarded every year in the US, over one quarter of which currently end up in landfills. Putting these tiles on your playground floors, basement, home gym, or outdoor deck is a definitive "Green" statement.
Recycled Floor:	California Prop 65:  WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov .



Rubber Cal



Specifications and/or prices are subject to change without prior notice.
© 2021 Rubber-Cal all rights reserved.
Rubber-Cal, Inc.
18424 Mt Langley St,
Fountain Valley, CA 92708
800-370-9152
www.rubbercal.com



"BLUE" COLOR RUBBER TILE COST ESTIMATE

Quote

ENGINEERING • CUSTOMERS & PARTS
 Engineered Elastomers & Wear Parts
 18424 Mt. Langley St, Fountain Valley CA 92708
 www.rubbercal.com
 www.ducting.com
 800.370.3152 Phone: 714.772.3000
 Fax: 714.772.3088

Date	Quote #
2/8/2024	QL182955

Bill To

Alejandro Aleman
 Alvarez Engineers, Inc.

Ship To

Alvarez Engineers, Inc.

Sales Rep	Valid Thru	PO #	Ship Via	Terms		
Matthew W Fignold	3/8/2024			Prepaid		
QTY	Item Number	Description	Price	Units	Tax	Amount
378	03-209-LB	Eco-Sport 1" Tiles - Blue In Color *Materials: 50% Post-Consumer Recycled Rubber Thickness: 1 inch Tile Size: 19.5"-inch x 19.5"-inch, 11lbs. Ramp Size: 3/8"-inch x 1"-inch x 6"-inch x 19.5"-inch Ramps, 2.5 lbs Hardness: 60 Shore A Colors: Coal, Light Blue, Terra Cotta, Green*	37.05	each	Yes	14,004.90
	Discount		-20.00%		Yes	-2,800.98
1,512	05-101-EP	ECO-SAFETY PLASTIC PINS Note: MATERIAL CURRENTLY IN STOCK THE COLORS BLUE, GREEN, AND TERRA COTTA ARE AT THIS PRICE Shipping Instr... FREE SHIPPING IN THE CONTIGUOUS UNITED STATES	0.05	pc	Yes	75.60
Valid For 30 Days					Total	\$11,279.52

*Upon the approval of credit, open account terms are Net 30 and past due thereafter.
 **All freight quotes and freight charges above are estimates and are subject to change without notice. All associated charges
 incurred by third party shipping firms, including fuel surcharges, are the responsibility of the customer (i.e. client).

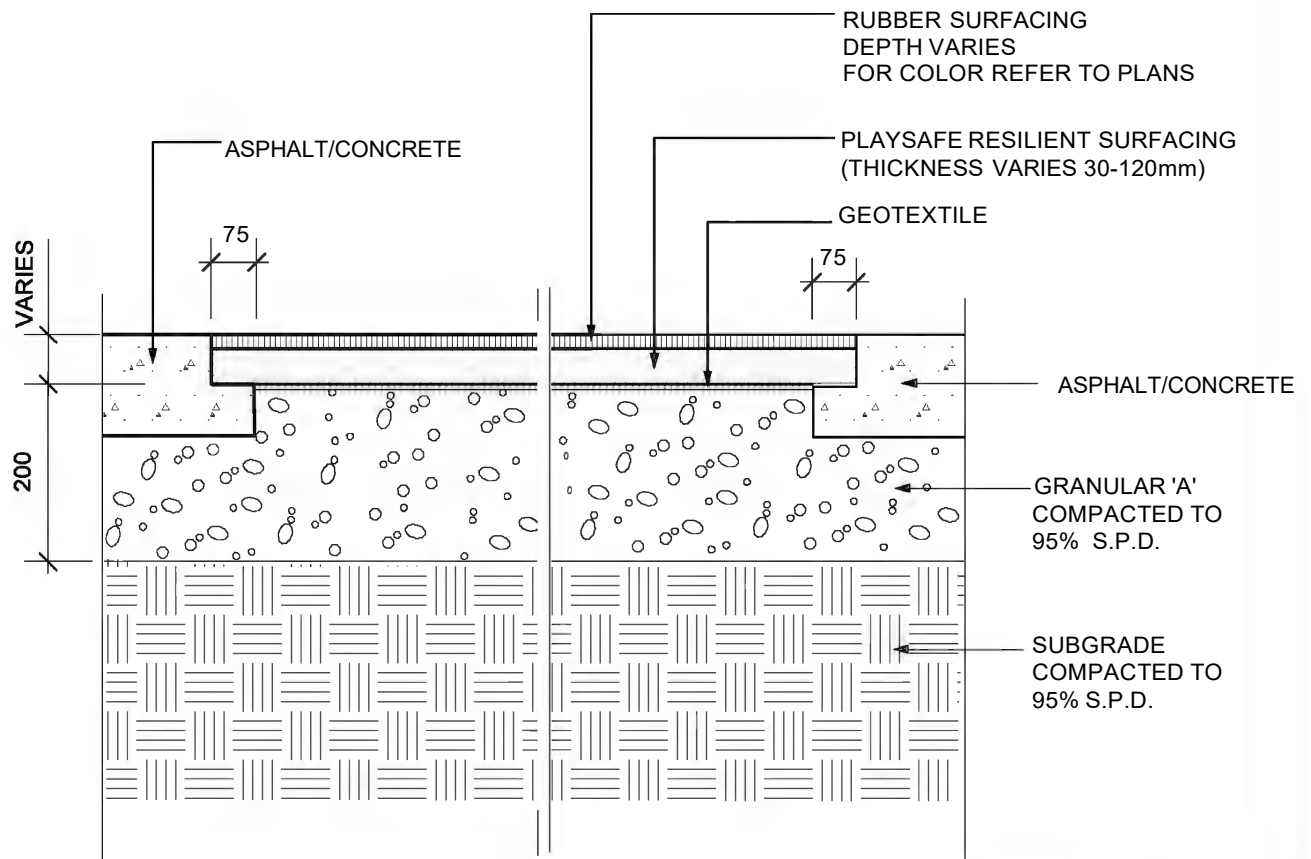


Figure 1

NOTE:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO PLAN FOR RUBBER SURFACE COLOUR.



Drawing title:

**RUBBERIZED SURFACE
RECESSED DETAIL**

Scale:

N.T.S.

Date:

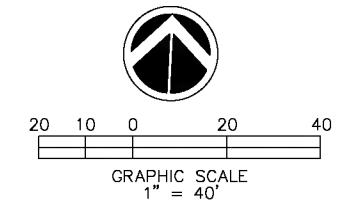
APRIL 2013

Drawing no.

FD-3

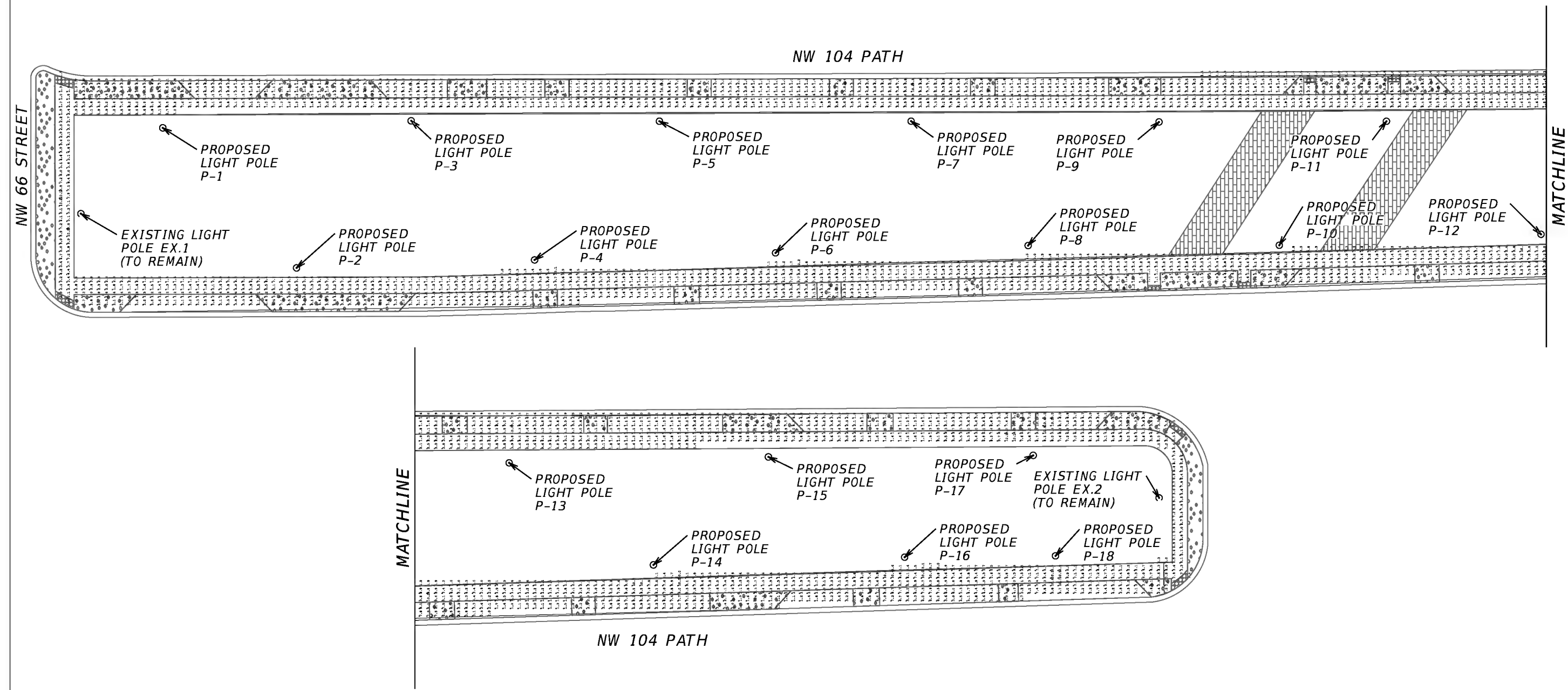
**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3E11



Luminaire Schedule									
Symbol	Qty	[MANUFAC]	Label	LLF	M.H.	Lum. Lumens	Lum. Watts	BUG Rating	
⊙	18	American Electric Lighting	245L P155 XXXX 30K R3 RNA	1.000	14	6224	70	B2-U3-G2	
⊙	2	American Electric Lighting	245L P155 XXXX 30K R3 RNA_EX	1.000	14	6224	70	B2-U3-G2	

Calculation Summary				
Label	CalcType	Units	Min	Max/Min
Horizontal	Illuminance	Fc	1.0	10.80



8935 NW 35th Lane, Suite 102
Doral, FL 33172
www.alvarezeng.com
Certificate of Auth. #7539
Phone (305) 640-1345
Phone (305) 640-1346



REVISIONS	
NO.	DESCRIPTION

LANDMARK AT DORAL CDD
MEDIAN ISLAND
NW 104 PATH, DORAL, FL
CDD DISTRICT
FLORIDA
PHOTOMETRICS
HORIZONTAL

DATE: APR 2024
SCALE: 1"=20'
DESIGNED BY: A.C.
DRAWN BY: C.A.D.
JOB #: LANDMARK

SHEET No.
PH-1

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3E111

Landmark at Doral Community Development District

**Roadway Deficiencies and
Recommendations Report**

Prepared for
Landmark at Doral Community Development District
Board of Supervisors
City of Doral, Miami-Dade County, Florida

Prepared by
Alvarez Engineers, Inc.

8935 NW 35 Lane, Suite 101
Doral, FL 33172
Telephone 305-640-1345

E-Mail Address: Info@Alvarezeng.com

March 18, 2024

TABLE OF CONTENTS

Narrative

I. Introduction 1
II. Deficiency Observations 1 to 2
III. Conclusion and Recommendation 3

Appendices

Appendix 1: Deficiency Location Pictures..... 4 to 8

- ATT green box (damaged) 3 feet from edge of pavement.
- Palm tree at 20 inches from edge of pavement.

Location #4:

- Corner previously widened.
- ATT green box (damaged) 3 feet from edge of pavement.
- Palm tree at 20 inches from edge of pavement.

Location #5:

- Sprinkler head at 5 feet from edge of pavement.

Location #6:

- Palm trees at 30 inches from edge of pavement.
- Shrubs at edge of pavement.

Location #7:

- Electrical transformer at 32 inches from edge of pavement.
- Stop sign at 52 inches from edge of pavement.

Location #8:

- Electrical transformer at 30 inches from edge of pavement.
- Comcast green box at 40 inches from edge of pavement.

Location #9:

- Electrical transformer at 22 inches from edge of pavement.
- Comcast green box at 55 inches from edge of pavement.

Location #10:

- Electrical transformer at 27 inches from edge of pavement.
- Comcast green box at 42 inches from edge of pavement.
- ATT green box at 40 inches from edge of pavement.

Location #11:

- Electrical transformer at 38 inches from edge of pavement.
- Comcast green box at 60 inches from edge of pavement.
- ATT green box at 55 inches from edge of pavement.

Location #12:

- Electrical transformer at 21 inches from edge of pavement.
- Comcast green box at 40 inches from edge of pavement.
- ATT green box at 57 inches from edge of pavement.

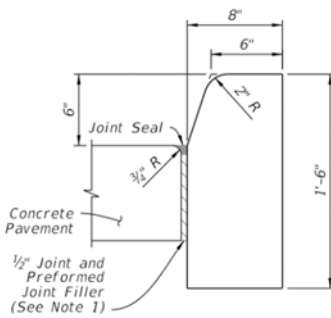
Location #13:

- Electrical transformer at 2 feet from edge of pavement.
- ATT green box at 37 inches from edge of pavement.

III. Conclusion and Recommendation

After analyzing the 13 locations individually, we determined all locations would require the relocation of existing utilities and/or traffic signs to comply with the minimum clear zone requirements set forth by the Miami-Dade Metropolitan Planning Organization Manual (MDMPO) and the Manual Uniform Traffic Control Devices (MUTCD). The MDMPO recommends a 6-foot offset (4-foot minimum) for any rigid obstacles beyond the edge of pavement. The MUTCD recommends a 2-foot minimum offset from the edge of traffic signs to the edge of travel lane. As an alternative to roadway widening, we recommend proposing "FDOT Type-D Curbs" (refer to **Figures 2 & 3** below) at the identified 13 locations. This alternative would provide protection to the vegetated areas, utility infrastructure, and help channelize traffic within pavement limits.

Figure 2



NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE D

Figure 3



APPENDIX



Location #1

Location #2



Location #3

Location #4





Location #9



Location #10



Location #11



Location #12



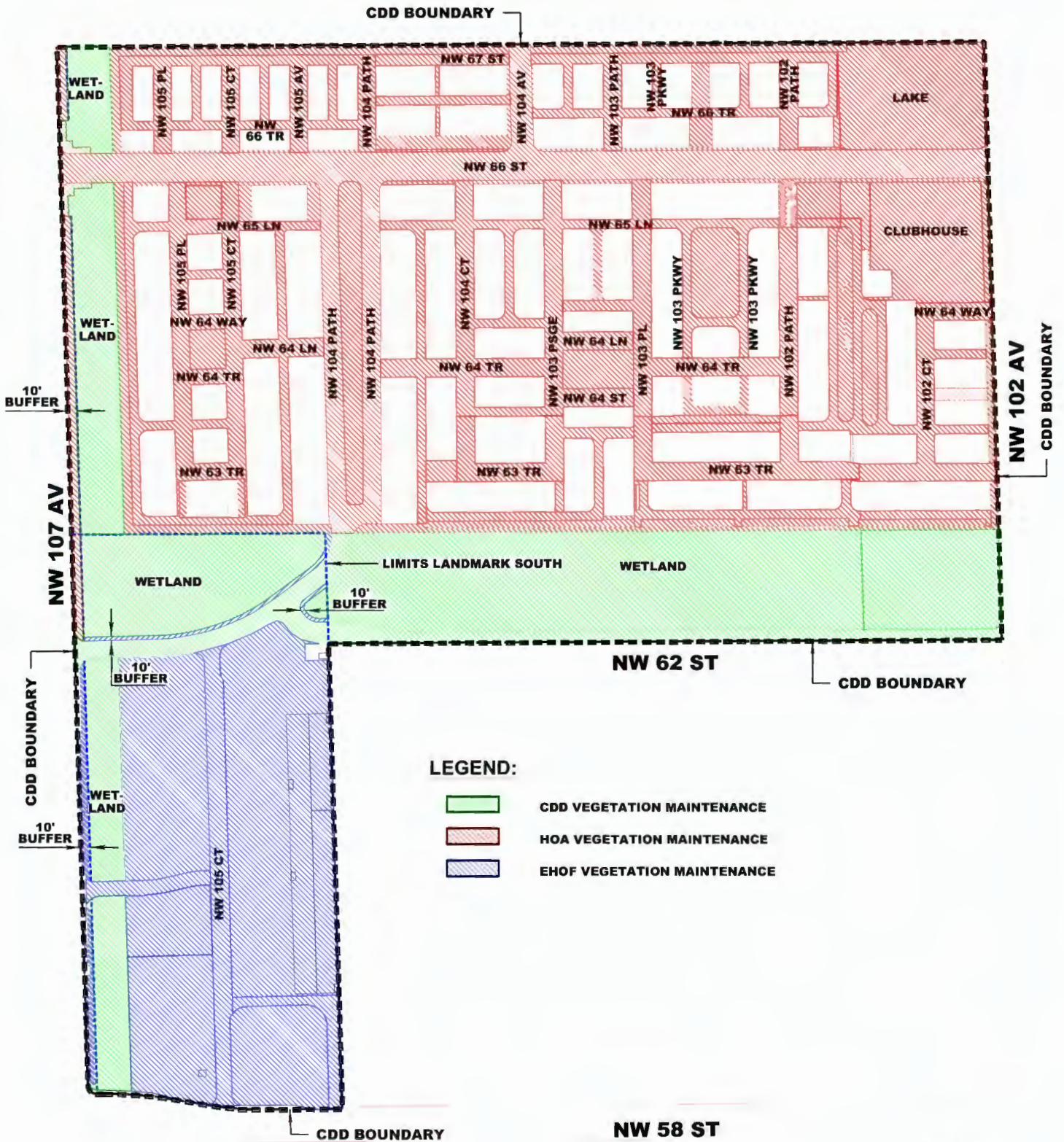
**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3 E I V

AVERAGE UNIT COST	UNITS	DESCRIPTION	QUANTITY	TOTAL AMOUNT
\$ 3,000.00	LS	MOBILIZATION	1	\$ 3,000.00
\$ 17.00	LF	CONDUIT TRENCH	2050	\$ 34,850.00
\$ 25.00	LF	CONDUIT BORE	650	\$ 16,250.00
\$ 3.00	LF	SERVICE WIRE	2700	\$ 8,100.00
\$ 110.00	EA	RECEPTACLES	9	\$ 990.00
\$ 185.00	EA	PULL BOXES	15	\$ 2,775.00
\$ 4,000.00	EA	LANDSCAPING SERVICE POINTS	3	\$ 12,000.00
\$ 8,000.00	LS	RESTORATION	1	\$ 8,000.00
\$ 400.00	EA	LIGHTING TRANSFORMER	3	\$ 1,200.00
\$ 40.00	EA	LANSCAPE LIGHTS	36	\$ 1,440.00
TOTAL LIGHTING ITEMS=				\$ 88,605.00
CONTINGENCY 10%=				\$ 8,860.50
TOTAL ESTIMATED COSTS				\$ 97,465.50

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3F

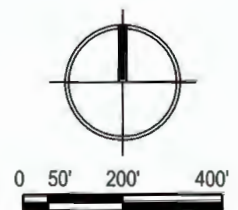


ALVAREZ ENGINEERS, INC.

LANDMARK AT DORAL CDD

VEGETATION MAINTENANCE RESPONSABILITY

EXHIBIT 5



**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3FI



Quality Site Assessment

Prepared for: Landmark At Doral CDD

General Information

- DATE: Thursday, Apr 25, 2024
- NEXT QSA DATE: Monday, May 20, 2024
- CLIENT ATTENDEES:
- BRIGHTVIEW ATTENDEES: Shannon Denouden

Customer Focus Areas

Landmark CDD

Quality you can count on.

<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1 Site Cleanliness</p>	 <p>2 Weed Free</p>	 <p>3 Green Turf</p>
	 <p>4 Crisp Edges</p>	 <p>5 Spectacular Flowers</p>	 <p>6 Uniformly Mulched Beds</p>

QUALITY SITE ASSESSMENT

Landmark At Doral HOA

Maintenance Items



- 1** Invasive weeds growing on upper buffer planting areas in wetlands
- 2** Trash inside upper buffer wetland areas on 102 Ave
- 3** Trash along 102 Ave
- 4** Trash along 102 Ave

QUALITY SITE ASSESSMENT

Landmark At Doral HOA

Maintenance Items



5 Dried up cocoplum on 102 Ave need to be removed

6 Trash along 62nd St

7 Trash along 62nd St

8 Weeds along 62nd St

Maintenance Items



9 Weeds along 62nd St

10 Weeds along 62nd St

11 Missing Macho Ferns on 104 Path need to be replaced

12 Missing Mach Ferns on 104 Path need to be replaced

Maintenance Items



13 Missing Macho Fern on 104 Path need to be replaced

14 Incorrect plants need to be replaced with correct species

15 Trash in upper wetland plantings on 104 Path needs to be picked up

16 Remove branch covering sign on bike path near 104 path

Maintenance Items



17 Both sides of bike path need to be cleaned up and sprayed along fences and all growth coming through the fence should be cut back

18 Invasive vines growing over trees and shrubs in the upper buffer wetland plantings between 104 Path and 102 Ave

19 All growth coming through fence along bike path needs to be cut back

20 Trash inside wetlands between 102 Ave and 104 Path

Maintenance Items



- 21** All growth coming through or over bike path fence needs to be cut back
- 22** Bike path Ballard at 104 path entrance going toward 102 Ave needs to be painted
- 23** Bike path fence line needs to be cleaned up and sprayed. All growth coming through the fence needs to be cut back
- 24** Trees need to be cut back from hanging over bike path

Maintenance Items



25 Bike path fence line needs to be cleaned up and sprayed. All growth coming through the fence needs to be cut back

26 Bike path fence line needs to be cleaned up and sprayed. All growth coming through the fence needs to be cut back

27 Trees hanging over fence need to be cut back

28 Ballard at bike path entrance on 62nd St needs to be painted

Maintenance Items



29 Vines on fence near 66 St need to be removed and sprays

30 Bike path fence line needs to be cleaned up and sprayed. All growth coming through the fence needs to be cut back. Trees hanging over need to be lifted or cut back

31 Bike path fence line needs to be cleaned up and sprayed. All growth coming through the fence needs to be cut back near 66 street

32 Bike path fence line needs to be cleaned up and sprayed. All growth coming through the fence needs to be cut back

Maintenance Items



33 Bike path fence line needs to be cleaned up and sprayed. All growth coming through the fence needs to be cut back

34 Trash along bike path needs to be picked up

35 Dead Ligustrum on 107 Ave needs to be removed

36 Weeds need to be sprayed on 107 Ave

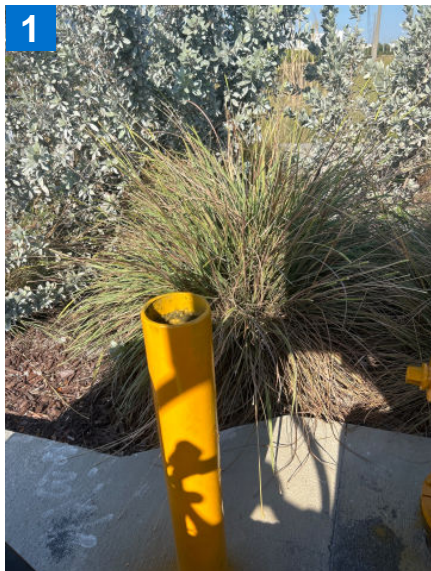
Maintenance Items



37 Dead Silver Buttonwood shrubs on 107 Ave need to be removed

38 Pick up big rocks and spray weeds along 107 Ave

Notes to Owner / Client



1 Ballard cap missing on
fire hydrant on 102 Ave
near bike entrance

2 Leaning sign on 62nd St

3 Trash along bike path
needs to be picked up -
done

4 Fence between 66 St and
62 St needs repair

QUALITY SITE ASSESSMENT

Landmark At Doral HOA

Notes to Owner / Client



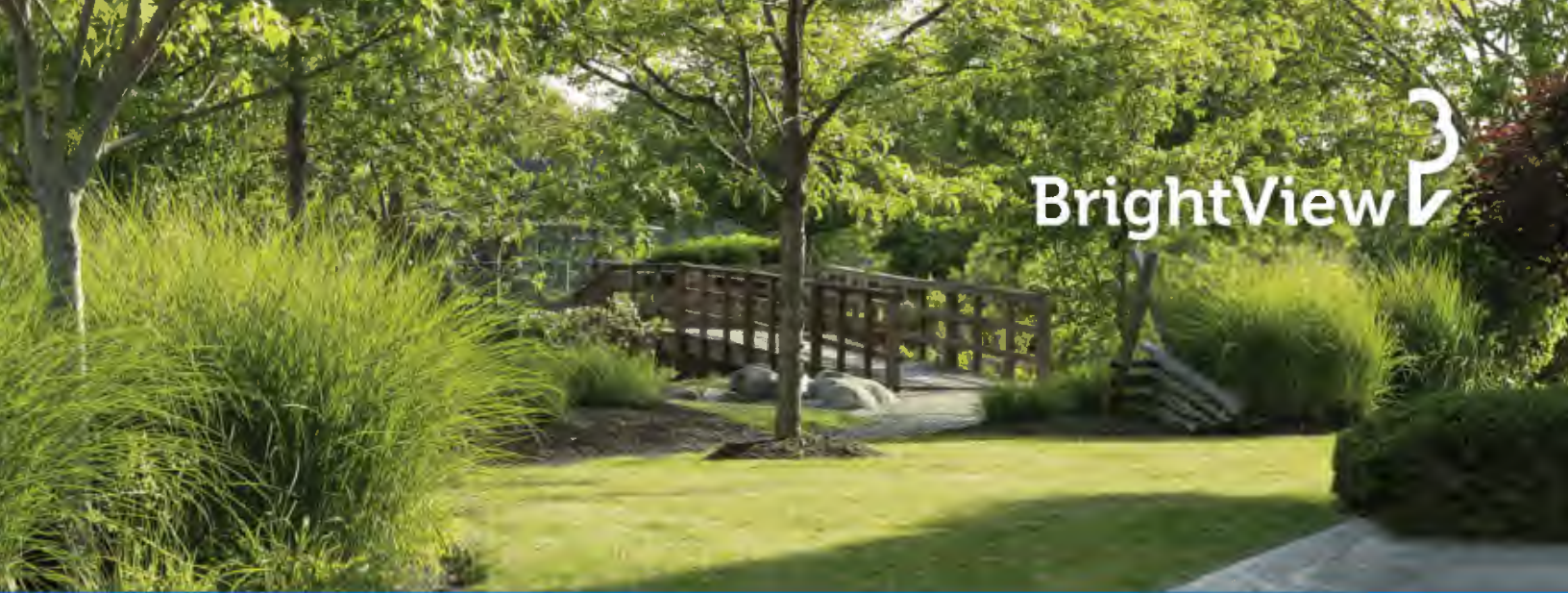
5 Fence between 66 St and 62St needs repair

6 Fence between 66 St and 62 St needs repair

7 Volunteer palm is growing into power lines on 107 Ave

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3 F11



Quality Site Assessment

Prepared for: **Landmark At Doral HOA**

General Information

DATE: Thursday, Apr 25, 2024
NEXT QSA DATE: Monday, May 20, 2024
CLIENT ATTENDEES:
BRIGHTVIEW ATTENDEES: Shannon Denouden

Customer Focus Areas

Landmark CDD - HOA areas

Quality you can count on.

7 Seven Standards of Excellence	1  Site Cleanliness	2  Weed Free	3  Green Turf
	4  Crisp Edges	5  Spectacular Flowers	6  Uniformly Mulched Beds

Maintenance Items



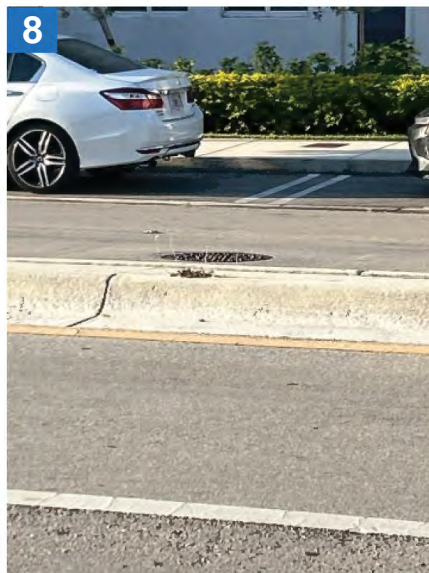
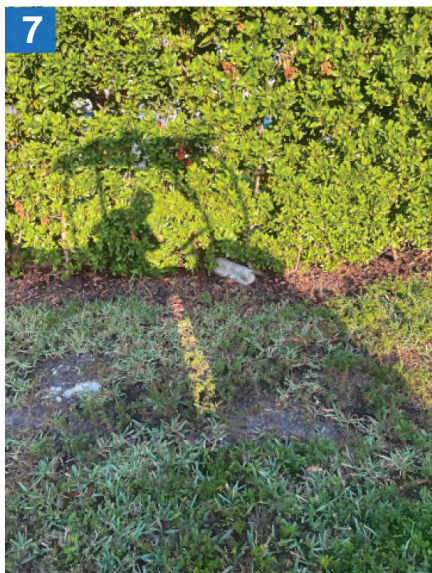
1 Old staking needs to be removed from trees and palms at lake

2 Old staking needs to be removed from trees and palms at lake

3 Green Island Ficus around base of trees and palms at lake is ready to be trimmed. Need to start shaping

4 Old staking should be removed from palms at lake

Maintenance Items



- 5** There is a 2x4 and log on the SW corner of the lake that needs to be picked up
- 6** Metal Pat at edge of lake on west side needs to be picked up
- 7** Piece of concrete from broken parking stop needs to be picked up from west side of lake
- 8** Crack weeds in center median and sidewalks on NW 66th St need to be removed

Maintenance Items



9 Raised planters on south side of main entrance need to be cleaned and painted

10 Palms on both the north and south side of main entrance need to be pruned

11 Remove old staking from 3 trees on the south side of NW 66th St near main entrance

12 Remove tape on light pole on Nw 67th St

Maintenance Items



13 Fire hydrant on Nw 67th has not been painted

14 Garbage can at north mailboxes on 67th St and 105th Court needs attention

15 Leaning sign in alleyway between 105th court and 105th Ave on 67th St needs to be straightened

16 Leaning sign at corner of NW 66th Terrace and 105 Ave needs to be straightened

Maintenance Items



17 Leaning sign in alleyway between 105th Ave and 104 Path on NW 67th St

18 Leaning sign on NW 67th St between 104 Path and 105 Ave

19 Pickup trash behind Green Buttonwood hedge on NW 67th St

20 Rust spots on curb on NW 67th St and 104 Path needs to be cleaned

QUALITY SITE ASSESSMENT

Landmark At Doral HOA

Maintenance Items



21 Leaning sign 104 Ave and 67 St

22 Construction barrel left on 67th St

23 Pickup concrete inside Buttonwood hedge on north side of 67th St at 103 Path

24 Pickup rocks inside Green Buttonwood hedge on 67th St near 103 Path

Maintenance Items



25 Pickup rocks inside Green Buttonwood hedge on 67 St

26 Sign on 67th St and 102 Path is upside down

27 Need to remove sticker on sign next mailboxes on 105 Court and 64 Terrace

28 Dog waste station in big park is leaning

Maintenance Items



29 Tree needs to be trimmed for stop sign clearance on 63 lane

30 Dead tree at mailboxes on 103 place and 64 terrace

QUALITY SITE ASSESSMENT

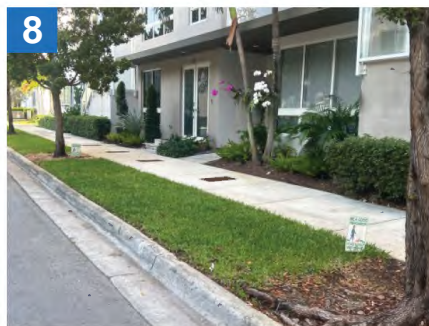
Landmark At Doral HOA

Notes to Owner / Client



- 1** Old full barrels left on northeast side of lake need to be disposed of. Unsure of what is inside the barrels
- 2** 2 palms at lake could use 4 more Green Island Ficus each to fill around base
- 3** I recommend removing small areas of turf/weeds in parking islands and replacing with mulch for a cleaner look.
- 4** Lights on the north side of main entrance are on at 7:45am. Not sure if the need to be rescheduled or if they should be on. The lights on the south side of the main entrance are not on.

Notes to Owner / Client



5 Very damaged tree on west berm on the north side of NW 66th should be removed and replaced

6 Fallen tree on the west berm north side of NW 66th St should be root pruned and replanted

7 Old stumps on west berm north side of Nw 66th St should be removed

8 Signs placed in the grass in front of 6650 NW 105th Ave need to be removed

Notes to Owner / Client



9 Signs placed in grass in front of 6641 NW 105 Ave need to be removed

10 Fire hydrant on NW 105th Ave painting not completed

11 One Way sign on NW 67th St and 105th Ave is in bad condition and should be replaced

12 Fire hydrant on NW 67th St and 104 Path has not been painted

QUALITY SITE ASSESSMENT

Landmark At Doral HOA

Notes to Owner / Client



13 Fire hydrant on Nw 67th St between 104 Path and 104 Ave has not been painted

14 Fire hydrant on 104 Ave and 67 St had not been painted

15 Fire hydrant on 67th St near 103 Path has not been painted

16 Missing plants in hedge on 67th near 103 Parkway

QUALITY SITE ASSESSMENT

Landmark At Doral HOA

Notes to Owner / Client



17 Fire hydrant on 67th St near 102 Path has not been painted

18 Random post in center median on 66th St near 104 Path has no sign on it

19 Leaning light pole and sign on corner of 105 Place and 65 Lane

20 Leaning sign alleyway to the west of 105 Place near 63 Terrace

Notes to Owner / Client



21 Resident planted tree is fully blocking stop sign and turn only sign alleyway west of 105 place

22 Leaning sign on corner of alleyway on 64 Lane between 104 path and 105 court

23 Garbage can at mailboxes on 105 Court and 64 Terrace is damaged

24 Fire hydrant at big park not fully painted

Notes to Owner / Client



25 Dog waste station at big park leaning

26 Ballard next to fire hydrant at big park is leaning

27 Dog waste station at big park is leaning

28 Sign on corner of 104 court and 65 lane is in poor condition and leaning

Notes to Owner / Client



29 Leaning sign parking behind 63 Terrace

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3F111

Quality Site Assessment

Prepared for: Landmark South CDD

General Information

DATE: Wednesday, May 01, 2024
NEXT QSA DATE: Thursday, May 16, 2024
CLIENT ATTENDEES:
BRIGHTVIEW ATTENDEES: Shannon Denouden

Customer Focus Areas

Landmark South CDD

Quality you can count on.

7 Seven Standards of Excellence	1  Site Cleanliness	2  Weed Free	3  Green Turf
	4  Crisp Edges	5  Spectacular Flowers	6  Uniformly Mulched Beds

Maintenance Items



- 1 NW62nd St existing beds need to be mulched now that plant installation has been completed
- 2 Spray weeds in beds on Nw 62nd St and mulch existing plant beds
- 3 Landscape beds need to be mulched throughout
- 4 Remove 2 inferior Ixora plants, spray weeds inside landscape beds, and mulch

Maintenance Items



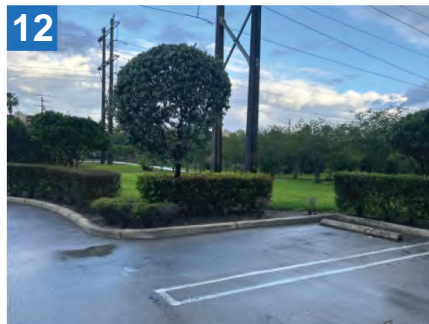
5 Remove Ixora plants that are not performing well, spray weeds, and mulch beds

6 Remove Ixora plants that are not performing well, spray weeds, and mulch beds

7 Remove Ixora plants that are not performing well, spray weeds, and mulch beds

8 Remove Ixora plants that are not performing well, spray weeds, and mulch beds

Maintenance Items



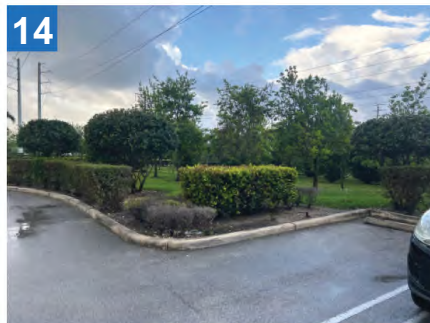
9 Remove Ixora plants that are not performing well, spray weeds, and mulch beds

10 Remove Ilex plants that are not performing well, spray weeds, and mulch beds

11 Remove Ilex plants that are not performing well, spray weeds, and mulch beds

12 Remove Ilex plants that are not performing well, spray weeds, and mulch beds

Maintenance Items



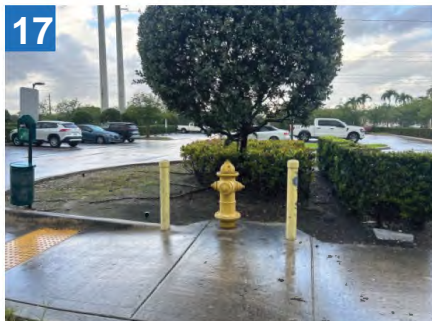
13 Remove plants that are not performing well, spray weeds, and mulch beds

14 Remove Ilex plants that are not performing well, spray weeds, and mulch beds

15 Remove Ilex plants that are not performing well, spray weeds, and mulch beds

16 Remove Ixora plants that are not performing well, spray weeds, and mulch beds

Maintenance Items



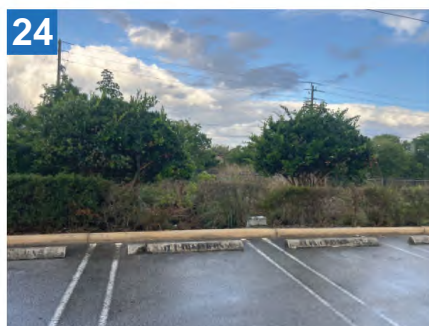
17 Mulch all landscape beds

18 Mulch all landscape beds

19 Remove plants that are not performing well, spray weeds, and mulch beds

20 Remove Ilex plants that are not performing well, spray weeds, and mulch beds

Maintenance Items



21 Remove Ilex plants that are not performing well, spray weeds, and mulch beds

22 Pick up trash in parking lots

23 Remove Ilex plants that are not performing well, spray weeds, and mulch beds

24 Remove plants that are not performing well, spray weeds, and mulch beds

Maintenance Items



25



26



27



28

25 Remove broken concrete from west side of parking lot out from Chipotle

26 Remove excessive trash from wetlands

27 Remove excessive trash from wetlands

28 Remove excessive trash from wetlands

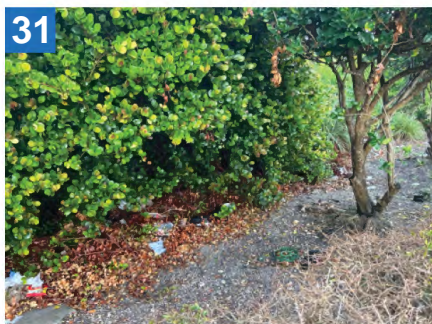
Maintenance Items



29



30



31



32

29 Remove all dead plant materials. We will need to make suggestions for replacements of this hedge.

30 Remove excessive trash in wetlands

31 Remove excessive trash and dumped tires from wetlands

32 Remove excessive trash from wetlands

Maintenance Items



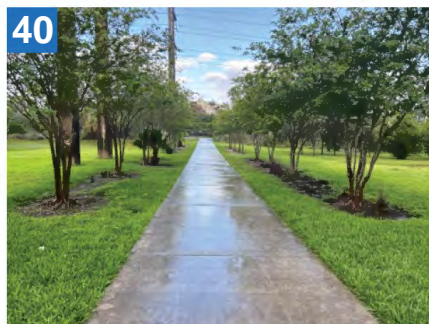
33 Remove all dead plant materials and remove all trash

34 Remove excessive trash

35 Remove excessive trash from wetlands

36 Repair parking stop

Maintenance Items



37 Remove Ixora plants that are not performing well, spray weeds, and mulch beds

38 Remove plants that are not performing well, spray weeds, and mulch beds

39 Mulch empty landscape beds

40 Mulch empty landscape beds

Maintenance Items



41 Remove excessive trash from wetlands

42 Cut and spray fence line

43 Remove dead plants on 107th Ave

44 Remove and spray all weeds on 107th Ave

Maintenance Items



45 Cleanup rocks along 107th Ave and mulch

46 Existing Fern beds on Nw 62nd St need to be mulched



Notes to Owner / Client



1 nW 62nd St Fern installation completed

2 Fern installation on Nw 62nd St completed and mulched

3 Fern installation on Nw 62nd St completed and mulched

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

4A

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
BRUCE M. RAMSEY
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
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DONNA M. KRUSBE
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(954) 764-7150
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NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
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WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CAMILLE E. BLANTON
CHRISTINE A. BROWN
GREGORY F. GEORGE
BRAD J. KIMBER
JOHN C. WEBBER

OF COUNSEL
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
GERALD L. KNIGHT

STEVEN F. BILLING, 1947-1998
HAYWARD D. GAY, 1943-2007

March 25, 2024

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

SCS Engineers
9500 S Dadeland Blvd, Suite 610
Miami, FL 33156

Re: Landmark at Doral Community Development District – Notice of Termination

Dear Sir/Madam:

This firm serves as District Counsel to the Landmark at Doral Community Development District (“District”). This correspondence is being sent to you pursuant to direction that we have received from the District Board of Supervisors.

You are hereby notified that pursuant to Article 3 of the Consulting Services Agreement, dated December 12, 2019, as amended by the First Amendment to Consulting Services Agreement (Well Installation and Sampling) dated July 28, 2020, the Second Amendment to Consulting Services Agreement dated January 26, 2021, the Third Amendment to Consulting Services Agreement dated September 21, 2021, and a Fourth Amendment to Consulting Services Agreement dated December 20, 2022 (collectively, the “Agreement”), between the District and Stearns Conrad and Schmidt Consulting Engineers, Inc., D/B/A SCS Engineers, the District, acting through its Board of Supervisors, has elected to terminate the Agreement effective seven (7) days following the date of this correspondence. Therefore, your services under the Agreement will no longer be required after April 1, 2024.

Sincerely,



Gregory F. George
District Counsel

cc: Daniel Rom, District Manager (via email only)

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

4B

Proposal for Extra Work at Landmark CDD Remediation - REVISED

Property Name	Landmark CDD Remediation - REVISED	Contact	Landmark at Doral CDD Board Member
Property Address	2300 Glades Rd Suite 410W Boca Raton , FL 33431	To Billing Address	Landmark at Doral CDD 2300 Glades Road Suite 410W Boca Raton, FL 33431
Project Name	Landmark CDD Remediation - REVISED		
Project Description	Landmark CDD Remediation - REVISED		

Scope of Work

QTY	UoM/Size	Material/Description	Total
NW 66th Street			\$7,424.22
1.00	LUMP SUM	Bed Preparation	
244.00	EACH	Installation of Green Island Ficus, 3 gallon, at the base of each street tree.	
1.00	PALLET	Chocolate Brown Mulch to topdress newly planted Green Island Ficus included in planting price	
1.00	LUMP SUM	Irrigation adjustments	
NW 104th Path			\$6,494.06
1.00	LUMP SUM	Bed Preparation	
212.00	EACH	Installation of Green Island Ficus, 3 gallon, at the base of each street tree.	
1.00	PALLET	Chocolate Brown Mulch to topdress newly planted Green Island Ficus included in planting price	
1.00	LUMP SUM	Irrigation adjustments	
NW 62nd Street (Landmark South Area)			\$8,600.82
1.00	LUMP SUM	Cleanup and disposal of landscape area marked in Pink on attached map - NOT INCLUDED, MUST BE PREFORMED PRIOR TO FERN INSTALLATION	
220.00	EACH	Macho Ferns installation both sides of road on NW 62nd Street in Landmark South area	
1.00	LUMP SUM	Irrigation adjustments	
4.00	PALLET	Natural Wood Mulch included in plant pricing	
10% Discount			\$-2,719.10
1.00	LUMP SUM	Discount	

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
4155 East Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

Proposal for Extra Work at Landmark CDD Remediation - REVISED

Images

1



2



3



4



THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
4155 East Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

Proposal for Extra Work at Landmark CDD Remediation - REVISED

5



6



7



8



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4155 East Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

Proposal for Extra Work at Landmark CDD Remediation - REVISED

9



10



11



12



THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
4155 East Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

Proposal for Extra Work at Landmark CDD Remediation - REVISED

NW 62nd cleanup area - landmark south



For internal use only

SO# 8354010
JOB# 353800000
Service Line 130

Total Price \$19,800.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
4155 East Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

- Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

- Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	Authorized Board Member
Signature _____	Signature _____
	Landmark at Doral CDD Board Member
	March 20, 2024
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

	Account Manager Exterior
Signature _____	Title _____
	Shannon Denouden
	March 20, 2024
Printed Name _____	Date _____

Job #:	353800000		
SO #:	8354010	Proposed Price:	\$19,800.00

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

5A



Landmark at Doral Homeowner's Association
10220 NW 66th Street
Doral, FL 33178
786-310-2120

March 26th, 2024

Mr. Daniel Rom, District Manager
Wrathell, Hunt and Associates, LLC
P.O. Box 810036
Boca Raton, FL 33481

Dear Daniel,

This is a follow-up response to your email to Mr. Odel Torres on March 22, 2024. On behalf of Mr. Torres, as mentioned in the CDD meeting held on February 21st, 2024, the HOA will continue paying for maintaining the CDD owned areas until September 2024. However, the HOA will be sending invoices for all the expenses generated for the CDD owned areas since January 1st, 2024. We are aware that the CDD has enough general funds to pay for the landscaping and other expenses.

The Board does not support returning to the previous Maintenance Agreement; however, the Board will support negotiating a new Parking Enforcement agreement that must take effect October 1, 2024. The new agreement will also include a clause that it will be a one-year agreement with automatic renewal, but with a (30) day termination clause with/or without cause by either party.

Going back to a security service arrangement can be discussed, however, at this time the Board is not considering this as an alternate option. The CDD blindsided the HOA by cancelling the security agreement in the middle of the contract without proper notice. The HOA does not desire to be placed in a situation where history could be repeated.

The HOA is willing to assist the CDD with the day to day managing of the landscaping and other maintenance contractors on behalf of the CDD at no cost to the CDD.

As stated previously, the CDD will be responsible for the following maintenance owned areas, as defined in the Second Amendment dated June 9, 2021.

As of January 1st, 2024 the CDD is responsible for routine, regular, and necessary maintenance and repair of the Improvements, including but not limited to, aquatics maintenance, landscape material, landscape lighting, and irrigation facilities maintenance, including, but not limited to, mowing the grassed areas, trimming, edging, removing weeds, wet checks, lighting repairs and bulb replacement, irrigation repairs, replacement of irrigation lines and heads, herbicides and pesticide application, tree trimming, routine and regular maintenance of mitigation areas, including, but not limited to removal of exotics per applicable permits, routine and regular inspection, maintenance, and pressure cleaning of sidewalks, curbs, and gutters, routine and regular maintenance of the entrance features, including but not limited to fountains, monuments and signage, and regular trash and debris removal and disposal from all lands described in this exhibit and in the Second Revised Exhibit "A." In addition, upon the District's acquisition of the bike path and bike path fencing within the boundaries identified as the Association's jurisdictional limits, the Association shall provide for regular and routine maintenance and cleaning of said bike path and bike path fencing (including the trimming and removal of landscape material to the extent the same intrudes upon the bike path and bike path fencing). Also include both front entrance signs and water fountains at 66th St and 107th Ave., and all the electrical service meters that service the CDD owned areas.

We highly recommend the CDD to secure a landscaping contractor for the CDD owned areas to begin service on October 1st, 2024. The HOA will also be securing a landscaping contractor to service all the HOA owned areas. We can request proposals from all the interested vendors to do the entire Landmark landscaping service.

As a reminder,

Effective January 1, 2024, the HOA has executed the termination by default of the landscaping and maintenance responsibilities of the agreement for the areas owned by the CDD as per Section 4.

The HOA will continue providing the landscaping services to the CDD owned areas, and will be sending monthly invoices until September 30, 2024, for the service work as required.

The CDD/HOA entire agreement will terminate effective September 30, 2024. This notice will serve as the official termination notice of the agreement.

Thanks for your support.

Sincerely,



Judy Calderon-Robles, LCAM
Property Manager

Landmark at Doral Homeowner's Association, Inc.
On Behalf of the Board of Directors

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Landmark at Doral Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____

HOUR: 4:00 p.m.

LOCATION: Landmark Clubhouse
10220 NW 66th Street
Doral, Florida 33178

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Miami-Dade County and the City of Doral at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF MAY, 2024.

ATTEST:

**LANDMARK AT DORAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025
PROPOSED BUDGET**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
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**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 648,611				\$ 728,588
Allowable discounts (4%)	(25,944)				(29,144)
Assessment levy: net	622,667	\$ 585,448	\$ 37,219	\$ 622,667	699,444
Interest and miscellaneous	-	54	-	54	-
Total revenues	622,667	585,502	37,219	622,721	699,444
EXPENDITURES					
Professional & administrative					
Supervisors	4,304	1,507	3,228	4,735	4,304
Management/accounting/recording	41,282	20,641	20,641	41,282	42,520
Legal general counsel	18,000	8,285	9,715	18,000	18,000
Engineering	25,000	18,880	12,000	30,880	25,000
Audit	8,900	-	8,900	8,900	8,900
Accounting services - debt service	5,305	2,653	2,652	5,305	5,305
Assessment roll preparation	11,395	5,698	5,697	11,395	11,395
Arbitrage rebate calculation	1,500	750	750	1,500	1,500
Dissemination agent	3,500	1,750	1,750	3,500	3,500
Trustee	5,500	4,246	1,254	5,500	5,500
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	-	7,500	7,500	3,000
Office supplies	500	357	143	500	500
Annual district filing fee	175	175	-	175	175
Insurance: general liability	7,575	7,162	-	7,162	7,878
Website	705	-	705	705	705
ADA website compliance	210	-	210	210	210
Contingencies	1,000	305	695	1,000	1,000
Total professional & administrative	137,351	72,659	76,590	149,249	140,392

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
Field operations					
Conservation area inspections	3,600	-	3,600	3,600	3,600
Wetlands planting & earthwork	6,000	-	-	-	6,000
Wetlands vegetation trimming	10,000	1,539	8,461	10,000	10,000
Conservation area management services	8,000	-	2,859	2,859	6,628
Lake bank beautification	-	-	199,000	199,000	-
Landscape maintenance & irrigation	-	-	-	-	220,000
Landscape improvements	75,000	31,174	43,826	75,000	75,000
Fountain - O&M	13,000	-	13,000	13,000	13,000
Fence install - FPL pads in wetlands	10,000	-	-	-	-
Fence repairs	2,500	-	1,750	1,750	7,500
Groundwater sampling	12,500	-	-	-	-
Environmental investigation	47,500	-	25,000	25,000	47,500
Annual permits	6,000	-	6,000	6,000	6,000
Sidewalk repairs	-	-	-	-	15,000
Roadway maintenance (NW 105th Ct)	1,000	-	1,000	1,000	1,000
Widening alleyways	-	-	-	-	31,500
Exercise park	-	-	-	-	88,000
Exercise park maintenance	-	-	-	-	5,000
Signage repairs	1,000	-	500	500	1,000
Installation of median lights (NW 66th St)	50,000	-	-	-	50,000
Installation of street lights (NW104th Path)	-	-	-	-	100,000
Drainage system maintenance	21,400	-	46,880	46,880	27,980
Field operations reporting	-	-	-	-	3,600
Property insurance	-	-	-	-	1,500
Utilities - electric	-	-	-	-	2,500
Utilities - street lights	-	-	-	-	12,000
Capital outlay	15,000	-	-	-	-
Contingencies	8,825	559	-	559	17,453
Total field operations	291,325	33,272	351,876	385,148	751,761
Other fees and charges					
Property appraiser & tax collector	6,486	5,848	638	6,486	7,286
Total other fees and charges	6,486	5,848	638	6,486	7,286
Total expenditures	435,162	111,779	429,104	540,883	899,439
Excess/(deficiency) of revenues over/(under) expenditures	187,505	473,723	(391,885)	81,838	(199,995)
Fund balance - beginning (unaudited)	323,275	468,590	942,313	468,590	550,428
Fund balance - ending (projected)					
Assigned					
3 months working capital	114,472	114,472	114,472	114,472	230,768
Doral Cay stormwater	34,067	34,067	34,067	34,067	34,067
Unassigned	362,241	793,774	401,889	401,889	85,598
Fund balance - ending (projected)	\$ 510,780	\$ 942,313	\$ 550,428	\$ 550,428	\$ 350,433

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 42,520
<p>Wrathell, Hunt and Associates, LLC, specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.</p>	
Legal general counsel	18,000
<p>Billing, Cochran, Lyles, Mauro & Ramsey, P.A., provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	25,000
<p>Alvarez Engineers, Inc., provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	8,900
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.</p>	
Accounting services - debt service	5,305
Assessment roll preparation	11,395
<p>The District may collect its annual operating and debt service assessment through direct off-roll assessment billing to landowners and/or placement of assessments on the annual real estate tax bill from the county's tax collector. The District's contract for financial services with Wrathell, Hunt and Associates, LLC, includes assessment roll preparation. The District anticipates all funding through direct off-roll assessment billing to landowners.</p>	
Arbitrage rebate calculation	1,500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent fees	3,500
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.</p>	
Trustee	5,500
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, checks, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	3,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Office supplies	500
Accounting and administrative supplies.	
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Insurance: general liability	7,878
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	
Website	705
District website per bondholder request.	
ADA website compliance	210
Contingencies	1,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	

Field operations

Conservation area inspections	3,600
Monitoring reports are prepared by RS Environmental.	
Wetlands planting & earthwork	6,000
Replanting existing wetlands landscaping as necessary	
Wetlands vegetation trimming	10,000
Wetlands vegetation trimming at 62nd St, 104th Path and 102nd Ave	
Conservation area management services	6,628
The area management services is for maintenance of the preservation area being done by Allstate Resource Management	
Lake bank beautification	-
Labor, equipment, clean up, disposal, transfer of plantings, install of pavers, furniture.	
Fence repairs	7,500
The fence repair budget is a contingency item in case repairs are needed.	
Landscape maintenance & irrigation	220,000
Caring of lawns, shrubs, beds, annuals, irrigation, trees, palms, mulch and overall health	
Landscape improvements	75,000
Landscape improvements for the CDD common areas	
Fountain - O&M	13,000
Estimated annual electric expense and annual maintenance	
Environmental investigation	47,500
Consulting agreement for DERM related services, reporting and groundwater sampling of the NE lake	
Annual permits	6,000
Sidewalk repairs	15,000
Maintenance and repair of CDD-owned sidewalks	
Roadway maintenance (NW 105th Ct)	1,000
General maintenance (e.g., sidewalk spray, etc.)	
Widening alleyways	31,500
13 different areas to fix turning and upkeep of areas	
Exercise park	88,000
Path along 62nd to include walkways, equipment and landscaping	
Exercise park maintenance	5,000
Maintenance of equipment, surfacing and trail	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Signage repairs	1,000
Pedestrian crossing and miscellaneous signage	
Installation of median lights (NW 66th St)	50,000
Installation of street lights (NW104th Path)	100,000
Drainage system maintenance	
A 5-year program is recommended, where 20% of the system is serviced every year, so at the end of the 5th year 100% of the system has been serviced.	27,980
Field operations reporting	3,600
QSA report of entire boundary of CDD. Brightview contract \$300/report (beginning FY24)	
Property insurance	1,500
Utilities - electric	2,500
Electric costs for NW 66th median lights, NW 104th Path street lights, exercise park	
Utilities - street lights	12,000
Lease and maintenance of 60 street light poles on NW 104th Path	
Contingencies	17,453
Other fees and charges	
Property appraiser	
The property appraiser's fee is 0.5%.	7,286
Total expenditures	<u><u>\$899,439</u></u>

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 189,631				\$ 189,631
Allowable discounts (4%)	(7,585)				(7,585)
Assessment levy: net	182,046	\$ 171,165	\$ 10,881	\$ 182,046	182,046
Interest	-	4,521	-	4,521	-
Total revenues	182,046	175,686	10,881	186,567	182,046
EXPENDITURES					
Debt service					
Principal	60,000	-	60,000	60,000	63,000
Interest	120,573	60,286	60,287	120,573	117,723
Total debt service	180,573	60,286	120,287	180,573	180,723
Other fees & charges					
Property appraiser & tax collector	1,896	1,711	185	1,896	1,896
Total other fees & charges	1,896	1,711	185	1,896	1,896
Total expenditures	182,469	61,997	120,472	182,469	182,619
Excess/(deficiency) of revenues over/(under) expenditures	(423)	113,689	(109,591)	4,098	(573)
Beginning fund balance (unaudited)	178,719	184,861	298,550	184,861	188,959
Ending fund balance (projected)	<u>\$ 178,296</u>	<u>\$ 298,550</u>	<u>\$ 188,959</u>	<u>\$ 188,959</u>	<u>188,386</u>
Use of fund balance:					
Debt service reserve account balance (required)					(90,588)
Interest expense - November 1, 2025					(57,365)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 40,433</u>

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

	Principal	Interest	Debt Service	Bond Balance
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
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

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

	Principal	Interest	Debt Service	Bond Balance
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	2,416,000.00	1,595,007.50	4,011,007.50	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 1,124,042				\$ 1,124,042
Allowable discounts (4%)	(44,962)				(44,962)
Assessment levy: net	1,079,080	\$ 1,014,580	\$ 64,500	\$ 1,079,080	1,079,080
Interest	-	28,414	-	28,414	-
Total revenues	1,079,080	1,042,994	64,500	1,107,494	1,079,080
EXPENDITURES					
Debt service					
Principal	660,000	-	660,000	660,000	685,000
Interest	401,475	200,738	200,737	401,475	381,444
Total debt service	1,061,475	200,738	860,737	1,061,475	1,066,444
Other fees & charges					
Property appraiser & tax collector	11,240	10,135	1,105	11,240	11,240
Total other fees & charges	11,240	10,135	1,105	11,240	11,240
Total expenditures	1,072,715	210,873	861,842	1,072,715	1,077,684
Excess/(deficiency) of revenues over/(under) expenditures	6,365	832,121	(797,342)	34,779	1,396
Fund balance:					
Beginning fund balance (unaudited)	1,020,343	1,056,881	1,889,002	1,056,881	1,091,660
Ending fund balance (projected)	<u>\$1,026,708</u>	<u>\$ 1,889,002</u>	<u>\$ 1,091,660</u>	<u>\$ 1,091,660</u>	<u>1,093,056</u>
Use of fund balance:					
Debt service reserve account balance (required)					(528,300)
Interest expense - November 1, 2025					(180,081)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 384,675</u>

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	8,365,000.00		2,004,150.00	10,369,150.00	

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	3,460,000.00		1,093,762.52	4,553,762.52	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2025 O&M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
<u>North Parcel</u>					
TH/Flat (Condo)	276	\$ 468.25	\$ 1,300.65	\$ 1,768.90	\$ 1,717.50
TH 1 (Large)	89	468.25	1,630.15	2,098.40	2,047.00
TH 2 (Small)	390	468.25	1,589.69	2,057.94	2,006.54
Total	755				
<u>East Parcel</u>					
TH/Flat (Condo)	132	468.25	1,436.60	1,904.85	1,853.45
Total	132				
<u>South Parcel</u>					
Commercial	37.981	468.25	-	468.25	416.85
Apartments	631	468.25	-	468.25	416.85
Total	668.981				

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

**CONSENT
AGENDA**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2024**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2024**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2016	Debt Service Series 2019	Capital Projects Series 2016	
ASSETS					
Cash - SunTrust					
Unreserved	\$ 974,259	\$ -	\$ -	\$ -	\$ 974,259
Reserved for parking garage	15	-	-	-	15
Reserved for south parcel	332	-	-	-	332
Reserved for army corp of engineers	362	-	-	-	362
Investments					
Revenue	-	198,162	1,335,164	-	1,533,326
Reserve	-	96,120	-	-	96,120
Sinking A2	-	-	68	-	68
Reserve - senior	-	-	366,800	-	366,800
Reserve - subordinate	-	-	161,500	-	161,500
Principal	-	-	174	-	174
Construction	-	-	-	14,207	14,207
Due from other funds					
General	-	4,268	25,296	-	29,564
Due from Merged	5,375	-	37,069	-	42,444
Due from North (Lennar)*	4,837	-	-	-	4,837
Total assets	<u>\$ 985,180</u>	<u>\$ 298,550</u>	<u>\$ 1,926,071</u>	<u>\$ 14,207</u>	<u>\$ 3,224,008</u>
LIABILITIES					
Liabilities					
Due to other funds					
Debt service 2016	\$ 4,268	\$ -	\$ -	\$ -	\$ 4,268
Debt service 2019	25,296	-	-	-	25,296
Accrued taxes payable	92	-	-	-	92
Due to Lennar	3,000	-	-	-	3,000
Total liabilities	<u>32,656</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>32,656</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred receipts	10,212	-	37,069	-	47,281
Total deferred inflows of resources	<u>10,212</u>	<u>-</u>	<u>37,069</u>	<u>-</u>	<u>47,281</u>
Fund balances					
Restricted for:					
Debt service	-	298,550	1,889,002	-	2,187,552
Capital projects	-	-	-	14,207	14,207
Assigned					
3 months working capital	114,472	-	-	-	114,472
Doral Cay stormwater	34,067	-	-	-	34,067
Unassigned	793,773	-	-	-	793,773
Total fund balances	<u>942,312</u>	<u>298,550</u>	<u>1,889,002</u>	<u>14,207</u>	<u>3,144,071</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 985,180</u>	<u>\$ 298,550</u>	<u>\$ 1,926,071</u>	<u>\$ 14,207</u>	<u>\$ 3,224,008</u>

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 14,744	\$ 585,448	\$ 622,667	94%
Interest & miscellaneous	8	54	-	N/A
Total revenues	<u>14,752</u>	<u>585,502</u>	<u>622,667</u>	94%
EXPENDITURES				
Professional & administrative				
Supervisors	-	1,507	4,304	35%
Management/accounting/recording	3,440	20,641	41,282	50%
Legal - general counsel				
Billing, Cochran, Lyles, Mauro & Ramsey	2,318	8,285	18,000	46%
Engineering	5,278	18,880	25,000	76%
Audit	-	-	8,900	0%
Accounting services - debt service	442	2,653	5,305	50%
Assessment roll preparation	950	5,698	11,395	50%
Arbitrage rebate calculation	-	750	1,500	50%
Dissemination agent	292	1,750	3,500	50%
Trustee	-	4,246	5,500	77%
Postage & reproduction	-	-	500	0%
Printing & binding	42	250	500	50%
Legal advertising	-	-	1,500	0%
Office supplies	357	357	500	71%
Annual district filing fee	-	175	175	100%
Insurance: general liability	-	7,162	7,575	95%
ADA website compliance	-	-	210	0%
Website	-	-	705	0%
Contingencies	64	305	1,000	31%
Total professional & administrative	<u>13,183</u>	<u>72,659</u>	<u>137,351</u>	53%

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Field operations				
Monitoring reports	-	-	3,600	0%
Wetlands planting and earthwork	-	-	6,000	0%
Wetland vegetation trimming	-	1,539	10,000	15%
Area management services	-	-	8,000	0%
Landscape improvements	-	31,174	75,000	42%
Fountain - O&M	-	-	13,000	0%
Fence install - wetlands	-	-	10,000	0%
Fence repair	-	-	2,500	0%
Groundwater sampling	-	-	12,500	0%
Environmental investigation	-	-	47,500	0%
Annual permits	-	-	6,000	0%
Roadway maintenance	-	-	1,000	0%
Pedestrian crossing signage	-	-	1,000	0%
Installation of Median lights	-	-	50,000	0%
Drainage system maintenance	-	-	21,400	0%
Capital outlay	-	-	15,000	0%
Contingencies	-	559	8,825	6%
Total field operations	<u>-</u>	<u>33,272</u>	<u>291,325</u>	11%
Other fees and charges				
Property appraiser & tax collector	147	5,849	6,486	90%
Total other fees and charges	<u>147</u>	<u>5,849</u>	<u>6,486</u>	90%
Total expenditures	<u>13,330</u>	<u>111,780</u>	<u>435,162</u>	26%
Excess/(deficiency) of revenues over/(under) expenditures	1,422	473,722	187,505	
Fund balance - beginning	940,890	468,590	323,275	
Fund balance - ending (projected)	<u>942,312</u>	<u>942,312</u>	<u>510,780</u>	
Assigned				
3 months working capital	114,472	114,472	114,472	
Doral Cay stormwater	34,067	34,067	34,067	
Unassigned	793,773	793,773	362,241	
Fund balance - ending	<u>\$ 942,312</u>	<u>\$ 942,312</u>	<u>\$ 510,780</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 MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments - on roll	\$ 4,310	\$ 171,165	\$ 182,046	94%
Interest	1,125	4,521	-	N/A
Total revenues	<u>5,435</u>	<u>175,686</u>	<u>182,046</u>	97%
EXPENDITURES				
Principal	-	-	60,000	0%
Interest	-	60,286	120,573	50%
Total expenditures	<u>-</u>	<u>60,286</u>	<u>180,573</u>	33%
Other fees and charges				
Property appraiser & tax collector	43	1,711	1,896	90%
Total other fees and charges	<u>43</u>	<u>1,711</u>	<u>1,896</u>	90%
Total expenditures	<u>43</u>	<u>61,997</u>	<u>182,469</u>	34%
Excess/(deficiency) of revenues over/(under) expenditures	5,392	113,689	(423)	
Fund balance - beginning	293,158	184,861	178,719	
Fund balance - ending	<u>\$ 298,550</u>	<u>\$ 298,550</u>	<u>\$ 178,296</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 MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments - on roll	\$ 25,551	\$ 1,014,580	\$ 1,079,080	94%
Interest	7,135	28,414	-	N/A
Total revenues	<u>32,686</u>	<u>1,042,994</u>	<u>1,079,080</u>	97%
EXPENDITURES				
Principal	-	-	660,000	0%
Interest	-	200,738	401,475	50%
Total expenditures	<u>-</u>	<u>200,738</u>	<u>1,061,475</u>	19%
Other fees and charges				
Property appraiser & tax collector	255	10,135	11,240	90%
Total other fees and charges	<u>255</u>	<u>10,135</u>	<u>11,240</u>	90%
Total expenditures	<u>255</u>	<u>210,873</u>	<u>1,072,715</u>	20%
Excess/(deficiency) of revenues over/(under) expenditures	32,431	832,121	6,365	
Fund balance - beginning	<u>1,856,571</u>	<u>1,056,881</u>	<u>1,020,343</u>	
Fund balance - ending	<u><u>\$ 1,889,002</u></u>	<u><u>\$ 1,889,002</u></u>	<u><u>\$ 1,026,708</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 MARCH 31, 2024**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 56	\$ 346
Total revenues	56	346
EXPENDITURES		
Construction in progress	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	56	346
Fund balance - beginning	14,151	13,861
Fund balance - ending	\$ 14,207	\$ 14,207

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

	Principal	Interest	Debt Service	Bond Balance
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	2,590,000.00	1,963,175.00	4,553,175.00	

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	9,745,000.00		2,840,700.00	12,585,700.00	

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	4,000,000.00		1,519,306.25	5,519,306.25	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

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The Board of Supervisors of the Landmark at Doral Community Development District held a Regular Meeting on February 21, 2024 at 4:00 p.m., at the Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178.

Present were:

Su-Wun Bosco Leu	Chair
Todd Patterson	Vice Chair
Odel Torres	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Gregory George	District Counsel
Juan Alvarez	District Engineer
Alex Aleman	Alvarez Engineers, Inc.
Shannon Denouden	BrightView Landscaping (BrightView)
Jeff Thompson	MEC Engineering

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 4:14 p.m. Supervisors Bosco, Patterson and Torres were present. Supervisors Finol and Tellez were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Discussion/Consideration (90 minutes)

▪ **BrightView Installation of Irrigation Heads**

This item, previously Item 3D, was presented out of order.

38 Mr. Rom stated this proposal relates to part of the area of the cocoplums project;
 39 BrightView believes that the cocoplums died due to lack of irrigation.

40 Ms. Denouden presented the BrightView proposal for installation of additional
 41 irrigation, discussed photos and responded to questions.

42 Mr. Bosco voiced his opinion that irrigation should have been done sooner and that it
 43 should be done now and, once that is done, a resolution can be negotiated.

44 Discussion ensued regarding the scope of service.

45 Ms. Denouden suggested temporarily replacing the protective yellow rods on the
 46 corners with yellow ground markers, at no cost to the CDD.

47

48 **On MOTION by Mr. Patterson and seconded by Mr. Bosco, with all in favor, the**
 49 **BrightView proposal for installation of irrigation heads, in the amount of**
 50 **\$1,684.80, was approved**

51

52

53 **▪ Widening of Alleyway Turning Lanes**

54 **This item, previously Item 3G, was presented out of order.**

55 Mr. Bosco stated that he and Shannon, from BrightView, viewed the areas in question
 56 and he understands BrightView’s point; he thinks the north side looks bad.

57 Mr. Rom asked if the Board wants to consider proposals to widen those areas. Mr.
 58 Alvarez stated a Miami-Dade County detail provides for widening identified areas by 2’.

59 Discussion ensued regarding the scope of service, permitting, bid and design, and
 60 authorizing a not-to-exceed amount. It was noted that 13 corners are affected.

61 Ms. Denouden will provide Mr. Alvarez with the exact locations.

62

63 **On MOTION by Mr. Bosco and seconded by Mr. Torres, authorizing the District**
 64 **Engineer to design a solution and obtain proposals for widening alleyway**
 65 **turning lanes, as discussed, in a not-to-exceed amount of \$50,000, was**
 66 **approved.**

67

68

69 **▪ Lake Bank Beautification Project**

70 **This item, previously Item 3J, was presented out of order.**

71 Mr. Bosco distributed and presented a BrightView proposal. He noted that, while the
72 original lake design proposal was beautiful, he did not ask to have it presented at the last
73 meeting due to the \$500,000 cost. He discussed his site visit and suggested the Supervisors visit
74 the area, individually, to get a sense of the depth. He voiced his opinion that it feels as though
75 Lennar did not finish the area. He presented photos of the area and of the area to the north.

76 Mr. Bosco presented a scaled down version of the BrightView proposal that includes
77 grading, fencing, landscaping, necessary irrigation, sod, pavers and landscaping concentrated at
78 NW 66th Street as an entrance to the lake amenity. Per the design, there would be two pads
79 with landscaping and furniture, providing an area for residents to enjoy the lake. Pavers would
80 mimic the pavers in the parks and in front of the clubhouse. Landscaping would be consistent
81 with community standards.

82 Mr. Alvarez stated the northeast corner of the lake is a wetland, which limits placement
83 in that area.

84 Discussion ensued regarding the proposal, fencing and the scope of work.

85 It was noted that a surveyor would mark the boundaries and the fencing would be done
86 appropriately.

87 Mr. Bosco suggested approving the proposal but with a contingency, so that work can
88 proceed without additional approvals. Mr. Rom stated the proposal is \$94,280. Mr. Bosco
89 suggested a not-to-exceed amount of \$99,000. He stated the sitting furniture would be
90 consistent with other furniture in the CDD. One Sylvester palm would be relocated and two
91 additional Sylvester palms would be installed in the sitting area.

92 Mr. Alvarez confirmed that he knows of no reason that the work cannot be done.

93

94 **On MOTION by Mr. Bosco and seconded by Mr. Patterson, the BrightView**
95 **proposal for Concept II, with contingency as discussed, in a not-to-exceed**
96 **amount of \$99,000, was approved.**

97

98

99 **A. MEC Proposal for Environmental Monitoring**

100 Mr. Rom recalled that the Board considered a proposal from MEC Engineering and
101 authorized Mr. Patterson to speak with Staff and Mr. Thompson regarding the existing
102 Department of Environmental Resources Management (DERM) requirements.

103 Mr. Thompson presented the proposal for a background study that DERM requested
104 several times, via letter. Nearby sites, DERM records and iron groundwater data will be
105 evaluated to determine their natural background concentrations. Additional assessments will
106 likely be necessary depending upon the results of the study.

107 Mr. Bosco recalled previous discussion regarding acceptable iron levels before
108 construction began and questioned if Lennar can be made to pay. Mr. Thompson stated the
109 Environmental Attorney he would recommend also represents Lennar.

110 Discussion ensued regarding the baseline before lake excavation, muck moved into the
111 lake, extraction of the fill, the previous developer that went bankrupt, whether the property
112 was accepted "as-is" and recourse against Lennar.

113

114 **On MOTION by Mr. Patterson and seconded by Mr. Bosco, with all in favor, the**
115 **MEC Engineering proposal for Environmental Engineering Consulting Services**
116 **for a Groundwater Background Study, in a not-to-exceed amount of \$8,000,**
117 **was approved.**

118

119

120 Regarding pursuing legal recourse, the Board agreed that District Counsel will speak
121 with Mr. Thompson further and advise accordingly.

122

123 **On MOTION by Mr. Bosco and seconded by Mr. Patterson, with all in favor,**
124 **terminating the SCS Engineering Consulting Services Agreement, was**
125 **approved.**

126

127

128 **▪ Discussion: BrightView Wetlands Remediation Proposal**

129 **This item was an addition to the agenda.**

130 Mr. Bosco recalled a proposal was submitted to cleanup boundary encroachments in the
131 wetlands, at an approximate cost of \$28,000. He suggested money be spent in areas that
132 homeowners will see. He discussed another work order for a road dividing the CDD and

133 apartment buildings and voiced his opinion that the other stakeholder needs to do a better job
134 maintaining their area.

135 The Board and Staff discussed the proposal, pictures of the area and the scope of work
136 with Ms. Denouden.

137 Mr. Bosco feels that Staff should send a letter to Landmark South advising of what will
138 be done and, if remediation is done, another letter should be sent to advise of their ongoing
139 responsibility to maintain. It was noted that Landmark South is under new ownership. Mr.
140 Alvarez discussed the responsibility of owners to maintain the first 10', which are not part of
141 the wetlands.

142 Mr. Bosco stated the proposal also includes remediation of trees adjacent to the parking
143 spots in front of homes on NW 66th Street and 104th Path. He requested smaller plantings be
144 installed to reduce the cost. Ms. Denouden stated she will try to procure smaller plantings and
145 offered to remove the grass in the small parking medians on 104th Path and replace it with
146 mulch for a cleaner appearance that is easier to maintain.

147 Mr. Rom noted the proposal is \$27,711.67.

148 Discussion ensued regarding the proposal, scope of work and notifying Landmark South
149 of the responsibility to maintain certain areas.

150

151 **On MOTION by Mr. Patterson and seconded by Mr. Bosco, with all in favor, the**
152 **BrightView Wetlands Remediation Proposal, in a not-to-exceed amount of**
153 **\$19,800, subject to proceeding only after Landmark South performs the**
154 **required cleanup/maintenance, was approved.**

155

156

157 Mr. Rom and Ms. Denouden will schedule an on-site inspection of affected areas.

158 ■ **Discussion: BrightView Monthly QSA Reporting**

159 **This item was an addition to the agenda.**

160 Discussion ensued regarding the proposal for BrightView to produce a monthly Quality
161 Site Assessment (QSA) Report to give the District Manager information of what is occurring in
162 the CDD, the need to define the scope of work and the existing contract with BrightView.

163 Mr. Rom suggested the QSA Report include evaluating the entire CDD, in light of the
 164 existing Agreements, and documenting maintenance needs and deficiencies.

165 Mr. Bosco thinks the QSA Report needs to be comprehensive enough to include
 166 submitting photos and documenting issues, such as potholes, etc.

167 Mr. Rom noted that a separate agreement might be necessary.

168

169 **On MOTION by Mr. Bosco and seconded by Mr. Torres, with all in favor, the**
 170 **BrightView Monthly Quality Site Assessment Report, in the amount of \$300 per**
 171 **report, at the District Manager or Board’s direction if monthly reports are no**
 172 **longer needed, was approved.**

173

174

175 **▪ Discussion: BrightView Quarterly Maintenance**

176 **This was an addition to the agenda.**

177 The Board and Staff discussed the proposal for quarterly maintenance and the scope of
 178 work with Ms. Denouden, along with bike path maintenance, spraying and weed-eating weeds
 179 for 1’ on either side of the fence.

180 Mr. Bosco noted the need to eliminate redundancy between work performed by Allstate
 181 and BrightView.

182 Mr. Alvarez supported BrightView performing the bike path maintenance and the
 183 wetlands remediation.

184 Mr. Bosco questioned the need to clear the 3’ buffer that is not visible.

185 Treating the area with weed killer, whether another reputable company can perform
 186 the work at a lower cost and clearing out the area in favor of a maintenance-free area were
 187 discussed.

188 Ms. Denouden will submit a revised proposal.

189 **B. Proposals for Storm Drain Cleaning 5-Year Plan**

190 This item was discussed below.

191 **C. Fence Masters Proposal for Fence Repairs Along FPL Patrol Road/Bike Path**

192 This item was discussed below.

193 **D. Brightview Installation of Irrigation Heads**

194 This item was discussed above.

195 **E. Allstate Management Debris Removal Proposal**

196 Mr. Rom presented the Allstate Management Debris Removal Proposal, which would
197 increase removal from quarterly to bi-monthly. This is deemed necessary due to reports of
198 trash in the wetlands. Mr. Bosco requested monthly visits. The proposal was declined.

199 **Discussion: Allstate Management Mitigation Maintenance Proposal**

200 **This item was an addition to the agenda.**

201 Mr. Rom stated the Allstate Management Mitigation Maintenance Proposal included in
202 the handout offers service at a cost of \$455 per month and includes exotic vegetation control
203 along the entire bike path, invasive weed and grass control, casual trash removal and major
204 reporting on a monthly basis.

205 Mr. Rom stated large items, such as Christmas trees, are not included in the removal
206 services; the contract stipulates removal is limited to casual trash only.

207

208 **On MOTION by Mr. Bosco and seconded by Mr. Torres, with all in favor, the**
209 **Allstate Management Mitigation Maintenance Proposal, as amended to**
210 **include monthly maintenance, in the amount of \$455 per month, was**
211 **approved.**

212

213

214 **F. Exercise Park Project**

215 Mr. Alvarez presented the sketch and proposal for the Exercise Park Project. The park
216 includes eleven pieces of equipment without movable parts, to reduce maintenance.

217 Discussion ensued regarding the proposal, mulch and path options, maintenance
218 requirements, construction of concrete paths and landscaping versus installing sod.

219 Ms. Denouden stated some resodding will be necessary once construction is complete.

220 Discussion ensued about landscaping the center to prevent the open space from being
221 utilized as a soccer field; park design, the ability to customize equipment selections, reducing
222 the cost, eliminating the concrete paths and relying on existing sidewalks were also discussed.

223 Mr. Alvarez estimated a cost of approximately \$100,000 for the project, as currently
224 proposed and including necessary modifications to irrigation.

225 The features and layout of the park and placement of exercise equipment were
226 discussed. The Board agreed to Mr. Patterson working with Staff to develop a new proposal.

227 **G. Widening of Alleyway Turning Lanes**

228 This item was discussed above.

229 **H. NW 104th Path Wetlands Encroachment Remediation**

230 This item was discussed above.

231 **I. Lighting Deficiencies within CDD Tracts**

232 This item was discussed below.

233 **J. Lake Bank Beautification Project**

234 This item was discussed above.

235 **K. Quit Claim Deed of Lennar Homes, LLC Folios:**

236 **35-3017-047-1150**

237 **35-3017-047-1160**

238 **35-3017-038-5320**

239 **35-3017-038-5310**

240 This item was presented following Item 3N.

241 **L. Resolution 2024-01 Implementing Section 190.006(3), Florida Statutes, and Requesting**
242 **that the Miami-Dade County Supervisor of Elections Begin Conducting the District's**
243 **General Elections; Providing for Compensation; Setting forth the Terms of Office;**
244 **Authorizing Notice of the Qualifying Period; and Providing for Severability and an**
245 **Effective Date**

246 This item was discussed below.

247 **M. Required Ethics Training and Disclosure Filing**

- 248 • **Sample Form 1 2023/Filing Instructions**

249 This item was included for informational purposes.

250 **N. Landmark at Doral Homeowners' Association, Inc. Notice to Terminate Maintenance**
251 **and Parking Agreement**

- 252 • **CDD Response**

- 253 • **Maintenance Entities and Responsibilities Maps**

254 Mr. Rom presented the HOA's Notice to Terminate Maintenance and Parking
255 Agreement and the CDD's official response. He stated an updated email notice from the HOA
256 dated February 16, 2024 was forwarded to the Board and Staff this morning.

257 Mr. George stated that Staff needs direction regarding to how to proceed. Despite the
258 conflicting opinions regarding the HOA's ability to terminate the Agreement prior to the CDD
259 having time to consider its annual budget, the CDD has areas to maintain and the HOA no
260 longer wants to provide administration or services.

261 Mr. Rom stated the purpose of this agenda item is to bring the matter to the Board for
262 consideration; this is the first meeting since the notice was received.

263 Mr. George stated the intent seems to be that HOA contracts will remain in place and
264 the HOA intent is to send invoices to the CDD, as the HOA is unwilling to provide the services.

265 **Mr. Bosco stepped out of the meeting at 5:55 p.m., and the quorum was temporarily**
266 **lost. The meeting resumed at approximately 5:57 p.m., when Mr. Bosco returned and the**
267 **quorum was re-established.**

268 Discussion ensued regarding how much this will cost the CDD.

269 Mr. Torres stated invoices were already received and sent to be paid by the CDD.

270 Mr. Rom stated, because the CDD has not budgeted for these items, it remains to be
271 seen what funds are available to pay the invoices. Mr. Torres stated, if the CDD does not have
272 the money, the HOA will not default on the payments.

273 Discussion ensued regarding the unprecedented nature of the HOA's action.

274 Mr. Rom stated it was made clear to him that the HOA will send invoices for the work
275 done on CDD property; if the CDD is in a financial position, only then it can make payments. If
276 the CDD is unable to make payments, the HOA will continue paying the invoices with the
277 expectation that the CDD begins budgeting for these expenses in Fiscal Year 2025. The
278 Agreement will terminate on September 30, 2024.

279 Mr. George stated a Letter of Understanding will be needed to clarify where the
280 Agreement stands and state the expectations of the parties. The CDD will have to pay the bills if
281 the services are being provided but the CDD has not contracted with the landscape providers.

282 Mr. Rom stated his understanding that the HOA agreed to keep the parking
283 responsibilities. It was noted that parking is governed by the Agreement being terminated. Mr.
284 George stated the HOA wants to bifurcate the Agreement, ceasing to manage landscaping but
285 retaining the responsibility for parking, which would require an amendment to the Agreement.

286 Mr. Aleman and Mr. Alvarez presented Exhibits 1 and 2 and responded to questions. Mr.
287 Bosco asked if the analysis includes the greenery and if 50% of the bill will be given to the CDD.
288 Mr. Aleman stated BrightView gave a very good presentation of the information. Regarding
289 Exhibits 1 and 2, Mr. Alvarez noted that the information was drawn from existing Agreements.

290 It was noted that a Memorandum of Understanding will be needed.

291 **O. Parking Enforcement**

292 This item was discussed during Item 3N.

293 **▪ Quit Claim Deed of Lennar Homes, LLC Folios:**

294 **This item, previously Item 3K, was presented out of order.**

- 295 • **35-3017-047-1150**
- 296 • **35-3017-047-1160**
- 297 • **35-3017-038-5320**
- 298 • **35-3017-038-5310**

299 The following changes were made to the Quit Claim Deed:

300 Page 1, Paragraph 1: Change “February, 20124” to “February, 2024”

301 Page 1, Paragraph 1: Change “6131 Lyons Road, Suite 100, Coconut Creek, Florida
302 33073” to “2300 Glades Road, Suite 410W, Boca Raton, Florida 33431”

303

304 **On MOTION by Mr. Bosco and seconded by Mr. Torres, with all in favor, the**
305 **Quit Claim Deed of Lennar Homes, LLC for Folios No. 35-3017-047-1150. 35-**
306 **3017-047-1160, 35-3017-038-5320 and 35-3017-038-5310, as amended, was**
307 **approved.**

308

309

310 **▪ Fence Masters Proposal for Fence Repairs Along FPL Patrol Road/Bike Path**

311 **This item, previously Item 3C, was presented out of order.**

312 The need for fence repairs was discussed.

313 Mr. Rom stated he has been unable to find other contractors for this project.

314

315 **On MOTION by Mr. Bosco and seconded by Mr. Torres, with all in favor, the**
 316 **Fence Masters Proposal for Fence Repairs Along FPL Patrol Road/Bike Path, for**
 317 **the repairs only, in a not-to-exceed amount of \$2,000, was approved.**

318

319

320 **▪ Proposals for Storm Drain Cleaning 5-Year Plan**

321 **This item, previously Item 3B, was presented out of order.**

322 The Board and Staff discussed the proposals received from Top Dog Sewer and Drain
 323 Cleaning, LLC; Caraballo Express Pump Out Corp.; and Raptor Vac Systems, Inc.

324 Mr. Alvarez recommended engaging Raptor Vac Systems, Inc., to perform the Phase 1
 325 work and discussed the reasons.

326

327 **On MOTION by Mr. Bosco and seconded by Mr. Patterson, with all in favor, the**
 328 **Raptor Vac Systems, Inc. proposal for the Phase 1 work, in a not-to-exceed**
 329 **amount of \$27,980, was approved.**

330

331

332 **▪ Lighting Deficiencies within CDD Tracts**

333 **This item, previously Item 3I, was presented out of order.**

334 Mr. Alvarez noted Florida Power & Light (FPL) will not move the light poles to the
 335 median and the CDD boundaries cannot be extended to include the medians. He suggested
 336 performing a photometric study and telling FPL how many poles the CDD wants. A plan to
 337 include those poles in the FPL maintenance easement will be developed. A proposal will be
 338 requested.

339 Discussion ensued regarding the costs for design and lighting on 66th Street.

340 The Board authorized photometrics for 104th Street lighting only.

341 **▪ Resolution 2024-01 Implementing Section 190.006(3), Florida Statutes, and Requesting**
 342 **that the Miami-Dade County Supervisor of Elections Begin Conducting the District’s**
 343 **General Elections; Providing for Compensation; Setting forth the Terms of Office;**

344 **Authorizing Notice of the Qualifying Period; and Providing for Severability and an**
345 **Effective Date**

346 **This item, previously Item 3L, was presented out of order.**

347 Mr. Rom presented Resolution 2024-01. Seats 1, 4 and 5, currently held by Supervisors
348 Odel Torres, Su-Wun Bosco Leu and Todd Patterson, respectively, will be up for election at the
349 November 2024 General Election. The candidate qualifying period is noon, June 10, 2024 to
350 noon, June 14, 2024. Candidates must be a citizen of the United States, at least 18 years of age,
351 a legal resident of Florida, reside within the CDD and be a registered Miami-Dade County voter.

352

353 **On MOTION by Mr. Bosco and seconded by Mr. Torres, with all in favor, 2024-**
354 **01 Implementing Section 190.006(3), Florida Statutes, and Requesting that the**
355 **Miami-Dade County Supervisor of Elections Begin Conducting the District’s**
356 **General Elections; Providing for Compensation; Setting forth the Terms of**
357 **Office; Authorizing Notice of the Qualifying Period; and Providing for**
358 **Severability and an Effective Date.**

359

360

361 **FOURTH ORDER OF BUSINESS**

Ratification (1 minute)

362

363 **A. Landmark at Doral Homeowners’ Association, Inc. Invoice #106 for Lake Signage**
364 **[\$559.11]**

365 This item was not addressed.

366

367 **FIFTH ORDER OF BUSINESS**

Updates (15 minutes)

368

- 369 **A. SCS Engineers Change Order # 5**
- 370 **B. (SW-1656) Additional Extension Request**
- 371 **C. S & P Global Ratings Summary & Ratings Letter**
- 372 **D. Maintenance Scorecard Review of CDD Property**
 - 373 • **Landmark at Doral CDD**
 - 374 • **Landmark at Doral HOA**
 - 375 • **Landmark at Doral South**

376 These items were not addressed.

377

378 **SIXTH ORDER OF BUSINESS** **Consent Agenda Items (5 minutes)**

379

380 **A. Acceptance of Unaudited Financial Statements as of December 31, 2023**

381 **B. Approval of November 15, 2023 Regular Meeting Minutes**

382

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

386

387

388 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

389

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

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

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

393 There were no District Counsel, District Engineer or District Managers' Reports.

394 • **NEXT MEETING DATE: March 20, 2024 at 4:00 P.M.**

395 ○ **QUORUM CHECK**

396

397 **EIGHTH ORDER OF BUSINESS** **Public Comments**

398

399 There were no public comments.

400

401 **NINTH ORDER OF BUSINESS** **Supervisors' Requests**

402

403 There were no Supervisors' requests.

404

405 **TENTH ORDER OF BUSINESS** **Adjournment**

406

407 **On MOTION by Mr. Bosco and seconded by Mr. Torres, with all in favor, the**
408 **meeting adjourned at 6:18 p.m.**

409

410

411

412

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

413
414
415
416
417
418

Secretary/Assistant Secretary

Chair/Vice Chair

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 18, 2023 CANCELED	Regular Meeting	4:00 PM
November 15, 2023	Regular Meeting	4:00 PM
December 20, 2023 CANCELED	Regular Meeting	4:00 PM
January 17, 2024 CANCELED NO QUORUM	Regular Meeting	4:00 PM
February 21, 2024	Regular Meeting	4:00 PM
March 20, 2024 CANCELED	Regular Meeting	4:00 PM
April 17, 2024 CANCELED	Regular Meeting	4:00 PM
May 15, 2024	Regular Meeting <i>Presentation of Fiscal Year 2025 Proposed Budget</i>	4:00 PM
July 17, 2024	Regular Meeting	4:00 PM
August 21, 2024	Regular Meeting	4:00 PM
September 11, 2024	Regular Meeting	4:00 PM