

LANDMARK AT DORAL

**COMMUNITY DEVELOPMENT
DISTRICT**

March 19, 2025

**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

March 12, 2025

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 March 19, 2025 at 4:00 p.m., at the Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178. The agenda is as follows:

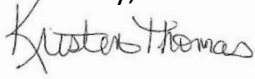
1. Call to Order/Roll Call
2. Public Comments
3. Discussion/Consideration: Rust Tech Services, LLC Agreement for Rust Inhibitor System \$2,320 monthly
4. Discussion/Consideration: Mailbox Camera System Estimates
 - A. GtechMiami LLC Estimate Number N-2311057, \$9,084
 - B. Luxe Control LLC Estimate No 667, \$3,498
5. Consideration of BrightView Landscape Services, Inc. Second Amendment to Landscape & Irrigation Services Agreement
6. Update: FPL Tree Trimming Program
7. Discussion: Stormwater Management System Legal Requirements Update
8. Ratification of Proposal for Replacement of Pump 3 10-Horsepower Lake Irrigation Pump
9. Consent Agenda Items **(5 minutes)**
 - A. Acceptance of Unaudited Financial Statements as of January 31, 2025
 - B. Approval of February 19, 2025 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*

- Conveyance of Mailbox Structures from HOA to CDD
- B. District Engineer: *Alvarez Engineers, Inc.*
 - I. Updates
- C. Field Operations Manager: *UNUS Property Management, LLC*
 - Monthly Operations Report - February 2025
 - Consideration of Crosswalk Signage Proposals
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - FY2026 Projects
 - NEXT MEETING DATE: April 16, 2025 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	SUI FLAN JIM	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	JUAN JAVIER DE MAQUA	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 11. Public Comments
- 12. Supervisors' Requests
- 13. Adjournment

Please do not hesitate to contact me directly at (561) 517-5111 with any questions.

Sincerely,

Kristen Thomas
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 8664977

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

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Services, LLC

P.O. Box 2288
Jupiter, Florida 33468-2288
(561) 744-1225
(866) 771-RUST (7878)
rusttech@bellsouth.net
www.rusttechservices.com

RUST TECH SERVICES PROVIDES A WATER TREATMENT ADDITIVE FOR WELL WATER IRRIGATION SYSTEMS TO CONTROL STAINING. THE SOLUTION IS A FOOD GRADE COMPLEX POLYPHOSPHATE LIQUID CONCENTRATE ADDITIVE WHICH WILL REDUCE CLOGGING IN SPRINKLER HEADS, VALVES AND LINES.

Date: 2/25/25

This agreement ensures Rust Tech Services will supply, install and maintain a rust inhibitor system for: Landmark At Doral
C/O UNUS Property Management LLC
Attn: Victor Castro
786-393-9594

This agreement includes:

Existing well water stains will be removed at no charge.
Rust Tech Services technicians service the property, maintain the rust inhibitor equipment and fill the chemical tank every two weeks.
You will only be billed for service, never a delivery charge.
The monthly price is based on irrigating 3-4 days per week. Any additional irrigating will be billed accordingly.
Our service technicians will remove any reoccurring rust stains at no charge.

The cost of Rust Tech Services is based on irrigating 3-4 days per week:

Monthly service charge \$2320.00

Rust Tech Services, LLC requires either party's thirty-day cancellation notice. In the event of a service agreement, invoices submitted are due within 30 days of invoice date. Delinquent accounts of 60 days or more are subject to a 1.5% monthly finance charge. If delinquent accounts are referred for collection or legal action, the customer agrees to pay all reasonable costs for collection including reasonable attorney fees.

Any fees associated with electronic payment network companies, vendor management companies, insurance management companies, permits and all other outside fees will be invoiced to the customer.

A 5% increase in the cost of monthly service will be implemented each year on the service anniversary date.

Proposals are valid for 30 days.

Rick Haines

Rick Haines
Rust Tech Services Representative

Customer Signature

IN RUST WE TRUST!

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

4A



ESTIMATE

GtechMiami LLC

7336 West 20th Ave
Hialeah, Florida 33016
United States

Phone: 3053455924
Mobile: 305-984-0214
www.gtechmiami.com

BILL TO

Landmark at Doral C/O Castle Group

10220 NW 66 Street
Doral, Florida 33178
United States

786-584-0250
jcalderon@castlegroup.com

Estimate Number: N-2311057

Customer Ref: Tax Exempt

Estimate Date: March 6, 2025

Valid Until: March 20, 2025

Estimate Total (USD): **\$9,084.00**

Products	Quantity	Price	Amount
Scope Of Job We will Install Wall Mount Enclosures and In-House Electrician must provide Dual Electrical Receptacle in every enclosure in every mail box station we will install 2 cameras in each mail box area, we will install junction boxes, run conduits and run data video cables, Install 4 channel NVR recorder, install 1 poe switch 5 ports in every enclosure. install other devices. THIS INSTALLATION WILL NOT HAVE ANTENNAS TO THE CLUBHOUSE TO VIEW REMOTE	1	\$3,600.00	\$3,600.00
Enclosure Weather Proof Fiberglass enclosure (15.4"x11.4"x6.3") deep constructed out of Reinforced Fiberglass and polycarbonate 1-15V quad receptacle and hinged door with 2-1/4 turn latches that are pad lockable. 115 volts with filters Custom Fabrication	4	\$199.00	\$796.00
5 Port Poe Switch 5 Port Gigabit Poe Switch 70 Watts Total Power For Mounting on Electrical Poles and distribute signal	4	\$129.00	\$516.00



ESTIMATE

GtechMiami LLC

7336 West 20th Ave
Hialeah, Florida 33016
United States

Phone: 3053455924
Mobile: 305-984-0214
www.gtechmiami.com

Products	Quantity	Price	Amount
Observations Landmark In-House Electrician must provide Dual Electrical Receptacle in 4 locations inside the enclosures	1	\$0.00	\$0.00
IPC3615SR3-ADF2840K-G 5MP HD IR Fixed Eyeball Dome Network Camera High quality image with 5MP, 1/2.7"CMOS sensor 5MP (2880*1620)@ 25/20fps Ultra 265, H.265, H.264, MJPEG Easystar technology ensures high image quality in low illumination environment 120dB true WDR technology enables clear image in strong light scene Support 9:16 Corridor Mode Smart IR, up to 30m (98ft) IR distance, Supports 256 G Micro SD card, IP67 protection Support PoE power supply 3-Axis	8	\$211.00	\$1,688.00
BX31BAX Junction Box for Bullet or Dome Cameras For Mounting cameras to provide Hidden Connection	8	\$29.00	\$232.00
Installation Materials Installation Materials Miscellaneous	1	\$500.00	\$500.00
NVR301-X-P 4 Channel High Definition Univue NVR Recorder 80Mbps HDMI input,	4	\$319.00	\$1,276.00
2 Terrabyte HD 2 Terrabyte CCTV Harddrive	4	\$119.00	\$476.00

GtechMiami LLC
 7336 West 20th Ave
 Hialeah, Florida 33016
 United States

Phone: 3053455924
 Mobile: 305-984-0214
www.gtechmiami.com

Products	Quantity	Price	Amount
Warranty 1 Year limited manufacturers, warranty on Parts, warranty does not cover acts of nature, lightning, or electrical surges due to lightning or electrical storms	1	\$0.00	\$0.00
DEPOSIT 50% DEPOSIT UPON APPROVAL OF ESTIMATE TO BEGIN WORK, REMAINING BALANCE UPON COMPLETION OF WORK.	1	\$0.00	\$0.00
Approved Approved By _____ Date_____	1	\$0.00	\$0.00

Total: \$9,084.00

Estimate Total (USD): \$9,084.00

Notes / Terms

GtechMiami LLC
www.gtechmiami.com
 State of Florida Contractor ES12001688
 License and Insured
 Thank You For Your Business

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

4B

LUXE CONTROL LLC

Estimate No: 667
Date: 03/12/2025
For: Landmark At Doral CDD C/O UNUS Property Management LLC
victor@UNUSmgmt.com
10220 NW 66 Street
Doral, Florida 33178
786-363-9594

Estimate

3912 NE 20th Cir
Homestead, FL, 33033-5116
luxicontrol@yahoo.com
7862099331

Description	Quantity	Rate	Amount
Enclosure - White Outdoor Electrical Box Waterproof Enclosure 16x11x6 Plastic WiFi Box with Fan Vented Dust Screen. The white weatherproof electrical box is made of ABS plastic material, which has great high impact-resistance and electrical insulation capability. In addition, this outdoor wifi enclosure can receive WiFi signals well. This outdoor electrical box is equipped with a 12v fan and 2 sufficiently large heat dissipation holes on both sides of the enclosure. By connecting the power supply, users can make it work quickly and achieve rapid heat dissipation.	1	\$250.00	\$250.00*
NVR- UNV NVR501-04B-P4,(4-CH), 1-SATA Interface, 4 PoE, 4K, UL Listed and NDAA Compliant. Support Ultra 265/H.265/H.264 video formats 4/8-channel input Plug & Play with 4/8 independent PoE network interfaces Support mainstream cameras of ONVIF conformance(Profile S, Profile G, Profile T) and RTSP protocols Support HDMI and VGA simultaneous output Up to 16 Megapixels resolution recording ANR technology to enhance the storage reliability when the network is disconnected Support cloud upgrade	1	\$359.00	\$359.00*

Description	Quantity	Rate	Amount
IP Camera - UNV EC-T8F28M, (8MP) Turret, IPC 2.8mm Fixed Lens, Light Hunter, Microphone, WDR, UL Listed. 8MP HD Fixed Eyeball Network Camera NDAA Compliant. • High quality image with 8MP, 1/2.7"CMOS sensor • 8MP (3840*2160)@15fps ; 5MP (2880*1620)@25/20fps ;4MP (2560*1440)@25/20fps; 3MP (2304*1296)@30/25fps; 2MP (1920*1080)@30/25fps • H.265, H.264, MJPEG • Built-in Mic • Smart IR, up to 30m (98ft) IR distance • Supports 256 G Micro SD card • IP67 protection • Support PoE power supply • 3-Axis	2	\$225.00	\$450.00*
NVR Hard drive- Western Digital Purple Surveillance Hard Disk Drive. 4TB. Built for 24/7, always-on, high-definition security systems. With a supported workload rate of up to 180 TB/yr and support for up to 64 cameras, WD Purple drives are optimized for surveillance systems.	1	\$189.00	\$189.00*
Construction Materials - - Cat6 Data cables and connectors - 2 Junction Box For Turret Cameras - Flex tubing - PVC pipes - PVC boxes - Silicone water sealant	1	\$475.00	\$475.00*
NETGEAR 4-Stream WiFi 6 Router. (For local access only)	1	\$175.00	\$175.00*
Parts Subtotal			\$1,898.00
Description	Quantity	Rate	Amount
Install and Setup - 1- NVR (only local access via local WIFI) 1- 4TB harddrive. Train Client on functionality of Surveillance system.	1	\$350.00	\$350.00*
Install and Setup - 2 - IP cameras in piping back to secured exterior eclosure	2	\$275.00	\$550.00*
Install and Setup - 1- Exterior Enclosure for Surveillance and WIFI equipment.	1	\$350.00	\$350.00*
Install and Setup - 1- WIFI Router with local access to view cameras on NVR for service.	1	\$350.00	\$350.00*
Labor Subtotal			\$1,600.00

*Indicates non-taxable item

Subtotal	\$3,498.00
Total	\$3,498.00
Total	\$3,498.00

Notes

Power must be provided at the exterior enclosure for the surveillance equipment.



**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

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SECOND AMENDMENT TO LANDSCAPE & IRRIGATION SERVICES AGREEMENT

THIS SECOND AMENDMENT TO LANDSCAPE & IRRIGATION SERVICES AGREEMENT (the “Second Amendment”) is made and entered into this ____ day of _____ 2025, by and between:

Landmark at Doral Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Miami–Dade County, Florida, and having offices at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District”); and **BRIGHTVIEW LANDSCAPE SERVICES, INC., a Florida corporation**, whose business address is 980 Jolly Road, Suite 300, Blue Bell, Pennsylvania 19422, and whose local address is 4155 E. Mowry Drive, Homestead, Florida 33033 (“Contractor,” and collectively with the District, “Parties”).

RECITALS

WHEREAS, the District and the Contractor entered into a Landscape & Irrigation Services Agreement, effective October 1, 2024, amended pursuant to that certain First Amendment to Landscape & Irrigation Services Agreement, dated December 1, 2024 (collectively, the “Agreement”); and

WHEREAS, the District has requested to amend the scope of work and schedule of services under the Agreement to include irrigation wet checks for all irrigated areas connected to Pump 1 and Pump 3, resulting in an increase in the Contractor’s compensation; and

WHEREAS, the Contractor has agreed to this modification as set forth herein; and

WHEREAS, Contractor’s Proposal Form – Part IV – Pricing, originally attached to the Agreement as Exhibit B, is hereby replaced with the attached Exhibit B-2 to reflect the updated Contract Amount as revised by this Second Amendment.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this First Amendment.

2. That 7. **COMPENSATION; TERM** of the Agreement is hereby amended to provide for the following:

7. COMPENSATION; TERM.

- A. Work under this Agreement shall begin October 1, 2024, and end September 30, 2025 ("Initial Term"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement may be eligible for

three (3) annual renewals of the same terms set forth herein, in the District's sole discretion.

- B. As compensation for the Work, the District agrees to pay Contractor **TWO HUNDRED EIGHTY – ONE THOUSAND FIVE HUNDRED SIXTY – EIGHT AND 00/100 DOLLARS (\$281,568.00)** per year, in monthly amounts of twenty – three thousand four hundred sixty – four and 00/100 dollars (\$23,464.00). Such compensation covers only the items specified in Parts 1, 2, 3 and 4 of the Contractor's Proposal Form – Part IV – Pricing ("Contract Amount"). Additionally, for the services specified in Parts 5 and 6 of the Contractor's Proposal Form – Part IV – Pricing, attached hereto as **EXHIBIT B-2**, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor's Proposal Form – Part IV – Pricing. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.
- C. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("ASO"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **EXHIBIT B-2**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.
- D. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be emailed or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- E. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. The contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due to the

Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

3. This Second Amendment shall take effect March 1, 2025.

4. In all other respects, the Agreement between the parties is hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

IN WITNESS WHEREOF, the Parties execute this Second Amendment as set forth below.

ATTEST:

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
☐ Secretary
☐ Assistant Secretary

By: _____
☐ Chairperson
☐ Vice Chairperson

Date: _____

ATTEST:

**BRIGHTVIEW LANDSCAPE
SERVICES, INC.**

By: _____
Its: _____

By: _____
Its: _____

Date: _____

Exhibit B-2: Proposal Pricing (Part IV of Proposal Form)

EXHIBIT B-2

PROPOSAL PRICING (PART IV OF PROPOSAL FORM)

PROPOSAL FORM

PART IV PRICING

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the three potential annual renewal terms. If the Proposer intends to change the pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work listed in Parts 1, 2 and 3 below in accordance with said specifications and frequencies, for the sums that follow:

PART 1

Service Areas 1, 2, 3 and 4 as listed in the Tables below (All labor and materials)

[illegible]

LANDSCAPE AND IRRIGATION SCOPE OF WORK AND SCHEDULE OF SERVICES FOR PRICING (REFER TO EXHIBIT "D" OF THE LANDSCAPE & IRRIGATION SERVICES AGREEMENT FOR THE LOCATION OF THE LOCATION OF THE MAINTENANCE SERVICE AREAS.)

Service Description	Proposed Number and Type of Personnel	Number of Services												Total Serv.	Yearly Price (\$)
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec		
Barricade (pre emergent)															
Turf Weed Control - Multiple Emergents			1		1						1	1		4	Included
Palm/Tree and Shrub Fertilization		1			1					1		1		4	3,024
IPM Program for Palms and Ornamentals		1		1		1		1		1		1		6	2,000
Soil Analysis Reports														0	0
Total Yearly Price for Service 3															\$7,040

[illegible]

Leaf Clean-up and removal		2	2	2	2	3	4	4	4	3	2	2	2	32	30,400
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LANDSCAPE AND IRRIGATION SCOPE OF WORK AND SCHEDULE OF SERVICES FOR PRICING (REFER TO EXHIBIT "D" OF THE LANDSCAPE & IRRIGATION SERVICES AGREEMENT FOR THE LOCATION OF THE MAINTENANCE SERVICE AREAS.)															
Service Description	Proposed Number and Type of Personnel	Number of Services												Total Serv.	Yearly Price (\$)
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec		
Total Yearly Price for Service 4															\$78,560

PART 2

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

- | | | | |
|----|----------------------------------|------------------|------|
| A. | Mowers w/operator | \$ <u>42.00</u> | Hour |
| B. | Bush-Hog w/operator | \$ <u>110.00</u> | Hour |
| C. | Tractor w/operator | \$ <u>110.00</u> | Hour |
| D. | Supervisor with Transportation | \$ <u>95.00</u> | Hour |
| E. | Laborer with hand equipment | \$ <u>42.00</u> | Hour |
| F. | Truck w/driver | \$ <u>195.00</u> | Hour |
| G. | Irrigation Tech | \$ <u>75.00</u> | Hour |
| H. | Granular Pesticide Applicator | | |
| | Person with Drop Spreader | \$ <u>75.00</u> | Hour |
| I. | Liquid Pesticide Applicator | | |
| | Person with Spray Truck | \$ <u>95.00</u> | Hour |
| J. | Granular Fertilizer Applicator | | |
| | Person with Drop Applicator | \$ <u>75.00</u> | Hour |
| K. | Liquid Fertilizer Applicator | | |
| | Person with Spray Truck | \$ <u>95.00</u> | Hour |
| L. | Granular Weed Control Applicator | | |

	Person with Drop Applicator	\$75.00	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	\$95.00	Hour
N.	Laborer for Additional Trash Pick-Up	\$42.00	Hour
O.	Lump Sum Mowing, entire community	\$1,715.00	Hour

PART 3

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A.	Debris removal personnel unit costs:		
	<u>General Landscape Labor</u>	\$65.00	per Hour
	<u>Chainsaw Operator</u>	\$135.00	per Hour
	<u>Driver Operator</u>	\$75.00	per Hour
B.	Debris removal equipment unit costs:		
	<u>Backhoe</u>	\$150.00	per Hour
	<u>Delivery/Pickup</u>	\$500.00	per Hour
	<u>Flatbed Truck</u>	\$75.00	per Hour
C.	Other emergency/disaster related unit costs:		
	<u>Water Truck</u>	\$175.00	per Hour
	<u>Tree Trimming Per day 3 man crew</u>	\$3,600	per DAY
	<u>Stump Grinder with Operator</u>	\$260.00	per Hour

Costs for equipment and personnel are only payable when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each

declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

6

Maria Negrón

To: Kristen Thomas; Daphne Gillyard; Gianna Denofrio
Subject: RE: Landmark at Doral CDD-FPL tree trimming- all FPL accounts

From: Kristen Thomas <thomask@whhassociates.com>
Sent: Monday, March 10, 2025 4:40 PM
To: Victor Castro <victor@unusmgmt.com>
Cc: Kristen Thomas <thomask@whhassociates.com>
Subject: FPL tree trimming- all FPL accounts

FPL for trees:

FPL (Florida Power & Light) provides tree trimming services to prevent trees from interfering with power lines. Here are the key points:

1. **FPL will trim the tree at no cost.** Call 800-226-3545 to request the service. If an FPL employee asks for compensation, report the situation by calling the same number.
2. **FPL uses directional pruning to direct future tree growth away from power lines.** Only the tree's interior branches growing toward the electrical lines are removed.
3. **Customers are responsible for trimming other trees within 10 feet of a power line** if FPL does not trim them.
4. **If a tree is touching a power line and causing sparks or other dangerous conditions, call 800-468-8243 for immediate resolution.**

Thank you,

Kristen Thomas
District Manager
Wrathell, Hunt and Associates, LLC
Phone: 561.571.0010
Toll Free: 877.276.0889
Fax: 561.571.0013
Cell: 561.517.5111
E-Mail: thomask@whhassociates.com

Mailing Address (for all payments sent via US Mail):
P.O. Box 810036
Boca Raton, FL 33481

Physical Address (for all payments sent via express services):

**2300 Glades Road, Suite 410W
Boca Raton, FL 33431**

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

www.whhassociates.com

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

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

7

MEMORANDUM

TO: District Manager

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

DATE: February 10, 2025

RE: Stormwater system legal requirements update

As district counsel, throughout the year we continuously monitor state legislation and municipal and county ordinances that may be applicable to the governance and operation of our special district clients. Below is a summary of the current stormwater system requirements for Miami-Dade County, Florida (which include requirements imposed statewide by the Florida legislature, requirements for systems within the jurisdiction of the South Florida Water Management District (SFWMD), and requirements exclusive to Miami-Dade County imposed by county ordinances). We suggest that you review the legal requirements with the district engineer of each special district to ensure that appropriate inspections, reporting and funding for the applicable stormwater management system are in place.

2021 Requirements for Districts with Stormwater Systems:

In 2021, the Florida legislature created Section 403.9302, Florida Statutes, which required that local governments, including special districts, develop a 20-year needs analysis of the stormwater management system. This required each special district to provide a report no later than June 30, 2022, to the county in which the special district was located providing the following:

- (1) Description of stormwater management program or system and its facilities and projects;
- (2) Number of current and projected residents served in 5-year increments;
- (3) Current and projected service area for stormwater management program and system;
- (4) Current and projected costs of providing services in 5-year increments;
- (5) Estimated remaining useful life of facility or its major components;
- (6) Recent 5-year history of annual contributions and capital expenditures for maintenance or expansion; and
- (7) Special district's plan to fund the maintenance or expansion of the facility or its major components.

Each county was required to compile and submit a cumulative report to the state. Thereafter, the state issued a comprehensive report on its findings. Unless a further change in state legislation occurs, each special district must submit this stormwater management needs report again on **June 30, 2027**.

New Requirements for Districts with Stormwater Systems:
Chapter 2024-275, Laws of Florida

During this past legislative session, the state enacted Chapter 2024-275, effective June 28, 2024, known as the Florida Stormwater Ratification Bill, which codified several significant changes to the Environmental Resource Permit Handbook promulgated by the Florida Department of Environment Protection (FDEP) (the “FDEP Handbook”).

Operation and Maintenance Plan:

As it relates to stormwater management systems, the FDEP Handbook requires that an applicant for construction, alteration or operation of a stormwater management system shall provide a written operation and maintenance plan (“O&M Plan”) at the time of application. The O&M Plan shall provide the following:

- (1) List and details of all stormwater system components, including location, type, how systems connect, etc.;
- (2) List and description of maintenance and inspection tasks for the system and its components (specific procedures provided);
- (3) Regular inspection and maintenance schedules;
- (4) Inspection checklists;
- (5) Copies of or references to pertinent sections of covenants, conditions, restrictions or other documents, permits approvals, and agreements that govern operation and maintenance of the stormwater system; and
- (6) Permitted or as-built plans of the stormwater system.

The O&M Plan must also include a list of after-hours telephone numbers for key maintenance personnel in case of emergencies and information necessary for reviewing copies of maintenance and inspection records. This O&M Plan must be maintained by the operation and maintenance entity, and if a third party performs the operation and maintenance, the permittee remains responsible for all the requirements.

Additional Inspections and Reports – Florida Requirements:

The new legislation also requires additional inspections and reports from districts with stormwater infrastructure. The FDEP Handbook provides that the applicant may propose a maximum frequency of inspections for a stormwater system of **5 years**, but FDEP may determine that the stormwater system requires a greater minimum frequency of inspections and includes a chart of the type of system and the inspection frequency for that system, which could require yearly inspections. The stormwater management system inspections conducted on or after **June 28, 2025**, require a qualified inspector to conduct the inspection and submit the reports. FDEP also has adopted additional requirements for each regional water management district, including the South Florida Water Management District (SFWMD). These additional requirements, including the inspection checklist, are available on SFWMD’s website (www.sfwmd.gov), which provides for the reporting requirements and signature of the inspector. The inspection report shall be submitted within **30 days** of the date of the inspection.

Transfer of Permits for Stormwater Management Systems:

Based on this new legislation and the requirements for permit applications, prior to the acceptance of the transfer of any permit for the stormwater management system, the district manager should obtain the O&M Plan from the developer and confirm that the above requirements have been met. Additionally, the district manager will need to budget for the required inspections and reporting by a qualified inspector.

New Requirements for Districts located in Miami-Dade County

Additional Inspections and Reports – Miami-Dade County Requirements:

In Miami-Dade County, the County Commission enacted an ordinance imposing new stormwater management reporting and inspection requirements which commence **3 years** after adoption of the ordinance (**September 4, 2027**). These new ordinance amendments require owners and operators of stormwater management systems that connect to or drain into a public right-of-way drainage infrastructure to certify the stormwater system and submit an asset inventory of the stormwater system and structures, inspections/maintenance records, and maintenance standard operating procedures to the County. After the first certification, the stormwater management system will need to be certified every **10 years thereafter**, unless the County determines an earlier recertification is required.

If the requirements above apply to the special district, the district manager should discuss with the district engineer the anticipated costs of certifying the stormwater system, including the asset inventory of the structures, maintenance standard operating procedures and maintenance report formats to comply with the new County requirements.

Miami-Dade County Class V Dewatering Permits:

Additionally, the Miami-Dade County Commission amended the code of ordinances to require **Class V permits** for dewatering operations associated with the cleaning and maintenance of stormwater management systems. Dewater means to discharge either on- or off-site water from an excavation, underground structure, or depressed lands, which includes the cleaning of stormwater infrastructure systems in the special districts. Presently, a special district, or its contractor, will need to apply for and obtain a permit from Miami-Dade County Department of Environmental Resource Management (DERM) prior to the stormwater cleaning. Previously, the special district did not have to obtain a permit from DERM to perform stormwater structure cleaning. There are multiple costs involved, which vary depending upon the length of time of the permit. According to the information provided by DERM, the fee for a one-year permit is \$2,150, as provided on the permit application form. The permit must be issued before work commences, otherwise there will be fines equal to double the permit cost imposed by Miami-Dade County. It is imperative that the permit be issued, and that this requirement is included in the agreement with a contractor. There are also other requirements that the contractor will need to adhere to as a part of the cleaning of the stormwater system under the permit, including, but not limited to, a description of the portion of the infrastructure to be cleaned, the equipment to be used for cleaning,

the standard operating procedure for the cleaning, details and specifications of required pre-treatment system if discharged into same stormwater infrastructure, information on how the filtrate will be collected, transported, and disposed of, details for the authorized facility where the solid content of the truck will be transported, visual inspection of the drainage structure and content for signs of contamination, and proper use of the equipment.

Recommendation

Taking all of these current and new requirements into account, it would benefit the special district for the district engineer to review the current stormwater management systems, including having the district engineer make a determination of: whether mapping is required to identify the location of the stormwater infrastructure, the current condition of the infrastructure, the required maintenance of the system, a maintenance plan, the estimate for the future needs of the stormwater system as a whole and the estimated costs for the regular maintenance (including permit costs) and future capital costs.

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

RATIFICATION ITEMS

**GO ELECTRICAL CONTRACTOR****EC 13014663****15304 SW 141ST TERRACE
MIAMI FL 33196****Invoice**

Date	Invoice #
3/12/2025	2741

Bill ToLANDMARK AT DORAL
C/O UNUS PROPERTY MANAGEMENT LLC**Terms**

DATE Due on receipt

Quantity	Description	Rate	Amount
	PROFESSIONAL SERVICES TO BE RENDERED AT : LANDMARK AT DORAL SERVICES TO PERFORM: REPLACE 10 HP PUMP - MOTOR ONLY , REPLACE SHAFT SEAL ,PARTS AND LABOR . NOTE : IF ANY PERMIT IS REQUIRED BY THE CITY WILL BE PAID BY CUSTOMER . NOTE: ONE YEAR STORE GUARANTEE ONLY (LABOR IS NOT INCLUDE). NOTE: MOTOR TO BE REPLACE SIMILAR AS THE EXISTING ONE . PAYMENT TERMS: 70% DEPOSIT 30% AT THE JOB IS COMPLETED . INVOICE PAID IN FULL LABOR AND MATERIALS \$ 4225.00	4,225.00	4,225.00

It's been a pleasure working with you!

Total

\$4,225.00

Phone #

Fax #

E-mail

305-609-1499

786-452-7629

GOELECTRICAL@HOTMAIL.COM

**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
JANUARY 31, 2025**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2025**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2016	Debt Service Series 2019	Capital Projects Series 2016	
ASSETS					
Cash - SunTrust	\$ 863,190	\$ -	\$ -	\$ -	\$ 863,190
Investments					
Revenue	-	192,175	1,329,751	-	1,521,926
Reserve	-	99,991	366,800	-	466,791
2019A-2 Reserve 2008	-	-	161,500	-	161,500
Sinking A2	-	-	70	-	70
Principal	-	-	180	-	180
Construction	-	47	-	13,290	13,337
Due from Merged	5,374	-	37,069	-	42,443
Due from General fund	-	35,110	5,923	-	41,033
Total assets	<u>\$ 868,564</u>	<u>\$ 327,323</u>	<u>\$ 1,901,293</u>	<u>\$ 13,290</u>	<u>\$ 3,110,470</u>
LIABILITIES					
Liabilities					
Due to other funds					
Debt service 2016	\$ 35,110	\$ -	\$ -	\$ -	\$ 35,110
Debt service 2019	5,923	-	-	-	5,923
Taxes payable	337	-	-	-	337
Total liabilities	<u>41,370</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>41,370</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred receipts	5,374	-	37,069	-	42,443
Total deferred inflows of resources	<u>5,374</u>	<u>-</u>	<u>37,069</u>	<u>-</u>	<u>42,443</u>
Fund balances					
Restricted for:					
Debt service	-	327,323	1,864,224	-	2,191,547
Capital projects	-	-	-	13,290	13,290
Assigned					
3 months working capital	224,945	-	-	-	224,945
Doral Cay stormwater	34,067	-	-	-	34,067
Unassigned	562,808	-	-	-	562,808
Total fund balances	<u>821,820</u>	<u>327,323</u>	<u>1,864,224</u>	<u>13,290</u>	<u>3,026,657</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 868,564</u>	<u>\$ 327,323</u>	<u>\$ 1,901,293</u>	<u>\$ 13,290</u>	<u>\$ 3,110,470</u>

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 16,836	\$ 448,341	\$ 512,115	88%
Interest & miscellaneous	8	30	-	N/A
Total revenues	<u>16,844</u>	<u>448,372</u>	<u>512,115</u>	88%
EXPENDITURES				
Professional & administrative				
Supervisors	2,368	3,445	4,304	80%
Management/accounting/recording	3,543	14,173	42,520	33%
Legal - general counsel				
Billing, Cochran, Lyles, Mauro & Ramsey	3750	12,773	18,000	71%
Engineering	10,745	18,470	25,000	74%
Audit	-	-	8,900	0%
Accounting services - debt service	442	1,768	5,305	33%
Assessment roll preparation	950	3,798	11,395	33%
Arbitrage rebate calculation	-	750	1,500	50%
Dissemination agent	292	1,167	3,500	33%
Trustee	-	4,246	5,500	77%
Postage & reproduction	38	38	500	8%
Printing & binding	42	167	500	33%
Legal advertising	-	-	3,000	0%
Office supplies	-	-	500	0%
Annual district filing fee	-	175	175	100%
Insurance: general liability	-	7,449	7,878	95%
ADA website compliance	-	-	210	0%
Website	-	705	705	100%
Contingencies	72	281	1,000	28%
Total professional & administrative	<u>22,242</u>	<u>69,405</u>	<u>140,392</u>	49%

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Field Operations Management	3,200	12,800	38,400	33%
Monitoring reports	-	-	3,600	0%
Wetlands planting and earthwork	-	-	6,000	0%
Wetland vegetation trimming	-	-	22,000	0%
Area management services	1,140	2,280	6,628	34%
Lake Bank Beautification	-	5,764	-	N/A
Landscape Maintenance & Irrigation	24,554	101,053	294,654	34%
Lake Maintenance Water mgmt	143	143		N/A
Conservation area mgmt service	312	312		N/A
Landscape irrigation repairs	-	-	15,000	0%
Fountain - O&M	6,080	6,080	13,000	47%
Fence repair	-	-	7,500	0%
Sidewalk repairs	-	21,725	32,000	68%
Pressure Washing	-	17,850	17,000	105%
Environmental investigation	-	-	26,250	0%
Annual permits	-	-	6,000	0%
Roadway maintenance	-	-	1,000	0%
Signage repairs	-	-	1,000	0%
Installation of Median lights	6,348	54,225	160,000	34%
Installation of Street lights	-	17,004	22,733	75%
Drainage system maintenance	-	-	20,654	0%
Property Insurance	-	-	1,500	0%
Utilities - Irrigation	-	-	12,000	0%
Utilities - electric	-	-	2,500	0%
Utilities - Street Lights	-	-	12,000	0%
Contingencies	1,999	5,510	9,000	61%
Total field operations	<u>43,776</u>	<u>244,746</u>	<u>730,419</u>	34%
Other fees and charges				
Property appraiser & tax collector	173	4,489	5,334	84%
Total other fees and charges	<u>173</u>	<u>4,489</u>	<u>5,334</u>	84%
Total expenditures	<u>66,191</u>	<u>318,640</u>	<u>876,145</u>	36%
Excess/(deficiency) of revenues over/(under) expenditures	(49,347)	129,732	(364,030)	
Fund balance - beginning	<u>871,167</u>	<u>692,088</u>	<u>623,051</u>	
Fund balance - ending (projected)	<u>821,820</u>	<u>821,820</u>	<u>259,021</u>	
Assigned				
3 months working capital	224,945	224,945	224,945	
Doral Cay stormwater	34,067	34,067	34,067	
Unassigned	562,808	562,808	9	
Fund balance - ending	<u>\$ 821,820</u>	<u>\$ 821,820</u>	<u>\$ 259,021</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 JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments - on roll	\$ (712,802)	\$ 196,425	\$ 182,046	108%
Interest	1,291	3,328	-	N/A
Total revenues	<u>(711,511)</u>	<u>199,753</u>	<u>182,046</u>	110%
EXPENDITURES				
Principal	-	-	63,000	0%
Interest	-	58,861	117,723	50%
Total expenditures	<u>-</u>	<u>58,861</u>	<u>180,723</u>	33%
Other fees and charges				
Property appraiser & tax collector	366	9,458	1,896	499%
Total other fees and charges	<u>366</u>	<u>9,458</u>	<u>1,896</u>	499%
Total expenditures	<u>366</u>	<u>68,319</u>	<u>182,619</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	(711,877)	131,434	(573)	
Fund balance - beginning	1,039,200	195,889	188,959	
Fund balance - ending	<u>\$ 327,323</u>	<u>\$ 327,323</u>	<u>\$ 188,386</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 JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments - on roll	\$ 754,263	\$ 907,654	\$ 1,079,080	84%
Interest	3,510	15,628	-	N/A
Total revenues	<u>757,773</u>	<u>923,282</u>	<u>1,079,080</u>	86%
EXPENDITURES				
Principal	-	-	685,000	0%
Interest	-	190,722	381,444	50%
Total expenditures	<u>-</u>	<u>190,722</u>	<u>1,066,444</u>	18%
Other fees and charges				
Property appraiser & tax collector	62	1,596	11,240	14%
Total other fees and charges	<u>62</u>	<u>1,596</u>	<u>11,240</u>	14%
Total expenditures	<u>62</u>	<u>192,318</u>	<u>1,077,684</u>	18%
OTHER FINANCING SOURCES/(USES)				0%
Property appraiser	-	-	-	0%
Excess/(deficiency) of revenues over/(under) expenditures	757,711	730,964	1,396	
Fund balance - beginning	<u>1,106,513</u>	<u>1,133,260</u>	<u>1,091,660</u>	
Fund balance - ending	<u>\$ 1,864,224</u>	<u>\$ 1,864,224</u>	<u>\$ 1,093,056</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 JANUARY 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ -	\$ 148
Total revenues	<u>-</u>	<u>148</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	148
Fund balance - beginning	<u>13,290</u>	<u>13,142</u>
Fund balance - ending	<u><u>\$ 13,290</u></u>	<u><u>\$ 13,290</u></u>

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

	Principal	Interest	Debt Service	Bond Balance
11/01/16		81,279.18	81,279.18	2,840,000.00
05/01/17	46,000.00	67,111.25	113,111.25	2,794,000.00
11/01/17		66,248.75	66,248.75	2,794,000.00
05/01/18	48,000.00	66,248.75	114,248.75	2,746,000.00
11/01/18		65,348.75	65,348.75	2,746,000.00
05/01/19	50,000.00	65,348.75	115,348.75	2,696,000.00
11/01/19		64,411.25	64,411.25	2,696,000.00
05/01/20	52,000.00	64,411.25	116,411.25	2,644,000.00
11/01/20		63,436.25	63,436.25	2,644,000.00
05/01/21	54,000.00	63,436.25	117,436.25	2,590,000.00
11/01/21		62,423.75	62,423.75	2,590,000.00
05/01/22	56,000.00	62,423.75	118,423.75	2,534,000.00
11/01/22		61,373.75	61,373.75	2,534,000.00
05/01/23	58,000.00	61,373.75	119,373.75	2,476,000.00
11/01/23		60,286.25	60,286.25	2,476,000.00
05/01/24	60,000.00	60,286.25	120,286.25	2,416,000.00
11/01/24		58,861.25	58,861.25	2,416,000.00
05/01/25	63,000.00	58,861.25	121,861.25	2,353,000.00
11/01/25		57,365.00	57,365.00	2,353,000.00
05/01/26	67,000.00	57,365.00	124,365.00	2,286,000.00
11/01/26		55,773.75	55,773.75	2,286,000.00
05/01/27	70,000.00	55,773.75	125,773.75	2,216,000.00
11/01/27		54,111.25	54,111.25	2,216,000.00
05/01/28	73,000.00	54,111.25	127,111.25	2,143,000.00
11/01/28		52,377.50	52,377.50	2,143,000.00
05/01/29	77,000.00	52,377.50	129,377.50	2,066,000.00
11/01/29		50,548.75	50,548.75	2,066,000.00
05/01/30	80,000.00	50,548.75	130,548.75	1,986,000.00
11/01/30		48,648.75	48,648.75	1,986,000.00
05/01/31	84,000.00	48,648.75	132,648.75	1,902,000.00
11/01/31		46,653.75	46,653.75	1,902,000.00
05/01/32	88,000.00	46,653.75	134,653.75	1,814,000.00
11/01/32		44,563.75	44,563.75	1,814,000.00
05/01/33	93,000.00	44,563.75	137,563.75	1,721,000.00
11/01/33		42,355.00	42,355.00	1,721,000.00
05/01/34	97,000.00	42,355.00	139,355.00	1,624,000.00
11/01/34		40,051.25	40,051.25	1,624,000.00
05/01/35	102,000.00	40,051.25	142,051.25	1,522,000.00
11/01/35		37,628.75	37,628.75	1,522,000.00
05/01/36	107,000.00	37,628.75	144,628.75	1,415,000.00
11/01/36		35,087.50	35,087.50	1,415,000.00
05/01/37	112,000.00	35,087.50	147,087.50	1,303,000.00

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

	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

The Board of Supervisors of the Landmark at Doral Community Development District held a Regular Meeting on February 19, 2025 at 4:00 p.m., at the Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178.

Present:

Odel Torres	Chair
Sui Flan Jim	Vice Chair
Juan Javier De Maqua	Assistant Secretary
Juan Carlos Tellez	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Gregory George	District Counsel
Angelo Camacho	District Engineer
Victor Castro	Field Operations Manager
Ana Borges	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 4:10 p.m. Supervisors Torres, Tellez and De Maqua were present. Supervisor Jim was not present at roll call but arrived at 4:23 p.m. Supervisor Finol was not present.

SECOND ORDER OF BUSINESS

Public Comments

This item was presented during the Third Order of Business.

THIRD ORDER OF BUSINESS

Discussion: Irrigation System

Ms. Thomas and Mr. Castro provided the following updates:

- A map of the irrigation system, which is included in the Cost Share Agreement with the HOA, was distributed for informational purposes.
- The last proposal to replace the 10-horsepower lake irrigation pump was reviewed; it will be presented for ratification at the next meeting. The project is expected to be completed today.

➤ A proposal to repair irrigation breaks was distributed. It was obtained due to increasing rust-stained areas and resident complaints. The HOA caused 60% of the irrigation breaks.

Ms. Thomas asked if the Board wants to proceed with irrigation repairs now and, going forward, ask the HOA to continue paying via the Cost Share Agreement or if the Board wants to fix the problem by installing a \$20,000 to \$25,000 smart-irrigation system. The HOA's response to issues is that "they will look into it". Mr. Castro's advice is to separate HOA and CCD expenses.

Discussion ensued regarding identifying the irrigation zones on the map and whether to consider one entity controlling the irrigation system and adjusting the budget accordingly.

On MOTION by Mr. Torres and seconded by Ms. Jim, with all in favor, the CDD overseeing maintenance of Irrigation Pumps #1 and #3 and the HOA overseeing maintenance of Irrigation Pump #2 and authorizing Staff to work with BrightView Landscape Services, Inc. (BrightView) to amend the CDD Landscaping Agreement to ensure wet checks and irrigation repairs are only being conducted for Irrigation Pumps #1 and 3, was approved.

Mr. Castro distributed and presented an updated proposal to repair irrigation breaks.

On MOTION by Mr. Torres and seconded by Ms. Jim, with all in favor, the BrightView proposal to repair the current irrigation breaks, in a not-to-exceed amount of \$3,775, and not proceeding with the Cost Share Agreement unless there are repairs associated with Irrigation Pump #2, was approved.

▪ **Public Comments**

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

Resident Ana Borges stated she is attending to better understand CDD matters. Resident spoke Spanish but it was stated that she is present to listen about the irrigation since she just installed new sod.

Discussion ensued regarding how the review process did not include the CDD.

Ms. Thomas stated she will email the Property Manager of the Board's decision regarding irrigation maintenance and inform her that the proposal to replace the 10-horsepower lake irrigation pump is for Pump #3 and it is no longer a shared cost. The proposal will be presented for ratification at the next meeting.

➤ Since the CDD is maintaining CDD landscaping, as of October 1, 2024 and will be overseeing irrigation Pumps #1 and #3, Ms. Thomas asked the Property Manager to update its Architectural Review approval process, as any CDD apportions require CDD Board approval before the HOA seeks approval from the Architectural Review Committee (ARC).

➤ Staff will obtain rust control proposals for irrigation Pumps #1 and #3.

▪ **Discussions: Condition of Mailbox Structures**

This item was an addition to the agenda.

Ms. Thomas stated that complaints about the “poor condition” of the mailbox structures have increased. She asked if the townhomes are willing to paint the mailbox structures if the CDD power washes that area. Mr. Casto stated that the CDD received a code violation, as the back of the structures are affecting the property next to it, which have never been maintained.

Mr. Torres stated the HOA will proceed with pressure washing and painting the mailbox station associated with the code violation. Mr. Casto will respond to the code violation letter.

▪ **Discussion/Consideration: Title and Lien Search Tract 01 - \$810.00**

This item, previously Item 10A, was presented out of order.

Mr. George presented a \$235 proposal for a lien search and \$800 for the title search, which are necessary to consider conveying the mailbox structures from the HOA to the CDD.

Discussion ensued regarding funding the project with “fence” funds and the CDD presenting proposals for rust control for irrigation Pumps #1 and #3, only.

On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, the PropLogix proposal for a lien search and title search of Tract 01, in a not-to-exceed amount of \$1,100, was approved.

FOURTH ORDER OF BUSINESS

Discussion/Consideration

Playground

Equipment and Curb Proposals

Mr. Camacho presented the lowest estimate, which is \$37,000 for playground equipment and installation plus \$6,100 for mulch every two years or \$24,000 for cork and rubber surfaces. The final proposals to present at the next meeting are pending.

Discussion ensued regarding tabling the project; adding a new budget line item and designating \$70,000 in the Fiscal Year 2026 proposed budget, which includes ancillary costs associated with the project; Mr. Camacho contacting Little Tikes Commercial since it is interested

in getting into the Florida market for commercial playground sets geared to ages 2 to 12; and designating \$85,000 to the proposed Fiscal Year 2026 budget to include shade and fencing.

Mr. Camacho presented the lowest estimate, which is \$17,000 for curb installation and a survey. Proposals to compare are pending. Ms. Thomas will add a new budget line item and designate \$25,000 for Fiscal Year 2026.

FIFTH ORDER OF BUSINESS**Discussion: Pending Agreements****A. BrightView Landscape Services, Inc. First Amendment to Landscape & Irrigation Services Agreement**

Ms. Thomas stated the Agreement will be executed tonight but a Second Amendment to the Agreement that removes rust control services for irrigation Pump #2 will be presented at the next meeting.

B. Homeowners Association, Inc. Maintenance and Porter Services Agreement

Mr. Torres stated the HOA will provide porter services. A Fountain Maintenance Agreement will be presented at the next meeting.

On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, the Homeowners Association, Inc. Maintenance and Porter Services Agreement, as amended to exclude porter services, and authorizing the Chair to execute the Agreement in final form, were approved.

SIXTH ORDER OF BUSINESS**Discussion: Traffic Calming****A. Discussion: Traffic Logix****B. Product Sheet for Recommendation****C. Engineer's Cost**

The Engineer's cost is unknown.

This item is tabled until the City and County finishes their improvement projects.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office

On MOTION by Mr. Torres and seconded by Mr. Tellez, with all in favor, Resolution 2025-05, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301, as the Registered Office of the District, effective immediately, was adopted.

EIGHTH ORDER OF BUSINESS**Ratification of Irrigation Pump Replacement Proposal**

This item was presented during the Third Order of Business.

Mr. Torres left the meeting at 5:10 p.m. and returned at 5:20 p.m.

NINTH ORDER OF BUSINESS**Consent Agenda Items (5 minutes)****A. Acceptance of Unaudited Financial Statements as of December 31, 2024**

Ms. Thomas reminded the Board Members to be cautious about first contacting District Counsel and/or the District Engineer about matters she might be able to address, as it drives up Legal and Engineering fees. The Legal and the Engineer's budget line items are already at 50% and 30% of budget, respectively, and it is just three months into Fiscal Year 2025. She noted that the French drain permit will require District Staff participating in the Department of Environmental Resource Management (DERM) study and working on stormwater management.

Discussion ensued regarding District Counsel billing on an hourly basis, possibly increasing the Legal budget for Fiscal Year 2026, lowering costs by not holding monthly meetings, future assessments and adding the cost of one security guard to the Fiscal Year 2026 budget.

Ms. Thomas stated that the cost to advertise a Request for Proposals (RFP) for landscape and irrigation services was \$3,176.56. The City of Doral cleared the landscape designs and permit and BrightView paid all the fines. She is waiting for the City to sign the final inspection forms.

Regarding a recommendation to terminate BrightView, Ms. Thomas stated BrightView has shown good faith; BrightView apologized for what was done, is trying to save the contract, replaced certain curb areas and donated materials damaged in a recent vehicle accident at its own expense. Efforts to replace the Project Manager are underway.

Mr. Torres recommended, and the Board agreed, to wait six months to see if BrightView's services improve and if they are providing the recommended staffing and reporting, as outlined

in the contract, before considering terminating the contract and going through the RFP process for Landscape Services.

B. Approval of January 15, 2025 Regular Meeting Minutes

On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, the Unaudited Financial Statements as of December 31, 2024 and the January 15, 2025 Regular Meeting Minutes, as presented, were accepted and approved, respectively.

TENTH ORDER OF BUSINESS

Staff Reports

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

• Discussion/Consideration: Title and Lien Search Tract 01 - \$810.00

This item was presented during the Third Order of Business.

Mr. George stated he hopes to present the documents to convey the mailbox structures from the HOA to the CDD at the next meeting.

B. District Engineer: Alvarez Engineers, Inc.

I. Discussion/Consideration

a. Curb Design and Estimate for the Alleyway Near the Lake

b. Playground Proposals for the Open Areas

The above items were discussed during the Fourth Order of Business.

II. Updates

a. Raptor Vac Drainage Repair

b. NW 66th St Median Lighting

Mr. Camacho provided the following updates:

➤ He will attend the Public Works pre-construction meeting with FPL for the 66th Street and Traffic Calming projects.

➤ Regarding the 104th Avenue path lighting in the CDD right-of-way (ROW) that requires an easement agreement, Mr. George stated he will ask FPL if it will accept the existing easement instead of issuing a new one.

➤ Regarding the drainage repair project, Mr. Camacho met with the DERM reviewer to go over certain matters and the project scope, including the permit for the French drain. The CDD must renew the \$2,200 permit yearly. Mr. Camacho stated the contractor reported that the collapsed drainage structure in Phase 5, near Building 20, is not deep enough. Ms. Thomas asked

Mr. Camacho to provide stormwater estimates by April 1, 2025 to include in the Fiscal Year 2026 budget.

Ms. Thomas will forward the NEC email about conducting a groundwater sampling event at the lake subject site to Mr. Camacho and the HOA; this is part of the quarterly reporting to DERM.

C. Field Operations Manager: UNUS Property Management, LLC

- **Monthly Operations Report - January 2025**

The Report was included for informational purposes. Refencing a map, Mr. Castro identified three CDD crosswalks missing signage; thus, they are out of compliance with the permit. The Board directed the District Engineer to have a Junior Engineer research the Interlocal Agreement between the Developer and the CDD to determine if crosswalk signage is needed. Mr. Castro will present proposals at the next meeting.

D. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: March 19, 2025 at 4:00 P.M.**

- **QUORUM CHECK**

Supervisors Torres, Jim, Tellez and De Maqua confirmed their attendance at the March 19, 2025 meeting.

Ms. Thomas asked the Board Members to think about what to cap assessments at and building up reserve funds. She will work on the Fiscal Year 2026 Field Operations Budget.

Mr. Torres reminded Staff of his prior request to have the dead palm tree removed.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Sim asked about Traffic Logix and the documents. Ms. Thomas will email them to her.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Torres and seconded by Mr. Tellez, with all in favor, the meeting adjourned at 5:57 p.m.

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251
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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 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 13, 2025	Regular Meeting	4:00 PM
June 18, 2025	Regular Meeting	4:00 PM
July 16, 2025	Regular Meeting	4:00 PM
August 12, 2025	Regular Meeting	4:00 PM
September 17, 2025	Regular Meeting	4:00 PM