

**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 April 16, 2025 at 4:00 p.m., at the Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178.

Present:

Odel Torres (via telephone)
Sui Flan Jim
Juan Javier De Maqua
Jorge Finol
Juan Tellez

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Kristen Thomas
Gregory George
Angelo Camacho
Victor Castro

District Manager
District Counsel
District Engineer
Field Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 4:04 p.m. Supervisors Tellez, Finol, Jim and De Maqua were present. Supervisor Torres attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Discussion/Consideration: Mailbox Camera
System Estimates**

- A. GtechMiami LLC Estimate Number N-2311057, \$9,084**
- B. Luxe Control LLC Estimate No 667, \$3,498**

Mr. Castro stated that the CDD would have to obtain proposals to install special cameras, as Luxe Control and other vendors do not provide them. He suggested deferring this, since the United States Postal Service (USPS) is investigating the theft and changing all the locks in Doral.

This item was deferred and costs will be included in the proposed Fiscal Year 2026 budget.

FOURTH ORDER OF BUSINESS

Discussion/Consideration: Fountain Maintenance

- A. Blue Power Pool, LLC, \$350 monthly**
- B. M&M Pool & Spa Services, CORP, \$580 bimonthly**

Discussion ensued regarding service frequency and mobilization costs of both proposals. Mr. Torres is happy with Blue Power Pool's service and suggested awarding the contract.

On MOTION by Mr. De Maqua and seconded by Mr. Finol, with all in favor, the Blue Power Pool, LLC proposal for fountain maintenance services, in a monthly not-to-exceed amount of \$350, and entering into a contract, with Mr. Castro discussing starting service no earlier than May 1, 2025, was approved.

FIFTH ORDER OF BUSINESS

Discussion/Consideration: Entrance Painting

- A. A1 Handyman & Maintenance Services, Inc., \$8,760**
- B. D'Colors Painting, \$9,360**
- C. F&A Painting Services, Inc., \$8,400**

Mr. Castro discussed actions taken to obtain and present proposals. He recommended awarding the contract to F&A Painting Services, who is already working on property.

Discussion ensued regarding project scope and the language in the proposals.

Ms. Thomas asked the Board to review the agenda backage before the meetings and call her with questions. Painting the fountains will be added to the proposed Fiscal Year 2026 budget.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

On MOTION by Ms. Jim and seconded by Mr. De Maqua, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion/Consideration: Storm Drain Cleaning

- A. AmeriClean Pumping, Inc.
- B. RaptorVac
- C. Top Dog Sewer and Drain Cleaning LLC

Mr. Camacho stated that RaptorVac is the lowest bidder and does not charge a processing fee to record and obtain the classified permits.

Ms. Thomas stated the CDD planned to phase these projects to complete one each year but RaptorVac competed Phases I and V this year, due to the French drain collapse. She deemed all respondents well qualified and discussed RaptorVac cleaning up a significant flood in another CDD she manages. RaptorVac will hold its prices, if the CDD awards them all five phases.

Discussion ensued regarding the Phases I and V repair costs, which was not budgeted; presenting documents to the City to issue the French Drain extension permit; incorporating Phases I and V drainage repair and stormwater cleaning costs into the proposed Fiscal Year 2026 budget; and the intent to increase assessments another \$600 per household, while building up reserve funds.

On MOTION by Mr. De Maqua and seconded by Mr. Finol, with all in favor, continue discussions of RaptorVac being the CDD's storm drain cleaner, continuing to phase the Agreement to complete Phases I through V, authorizing Staff to enter into a contract with RaptorVac to be the CDD's storm drain cleaning vendor of choice, with RaptorVac pulling permits and repair, in a not-to-exceed amount of \$57,242.50, was approved.

EIGHTH ORDER OF BUSINESS

Consent Agenda Items (5 minutes)

- A. Acceptance of Unaudited Financial Statements as of February 28, 2025
- B. Approval of March 19, 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 February 28, 2025 and the March 19, 2025 Regular Meeting Minutes, as presented, were accepted and approved, respectively.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
 - Conveyance of Mailbox Structures from HOA to CDD

Mr. George stated that, because the code violation was received after running the lien search, it is necessary to run the lien search again to ensure it is clear before preparing the conveyance document.

Mr. George stated he and Ms. Delegal are discussing strategy regarding the missing signage before holding an informal discussion with the Developer.

B. District Engineer: Alvarez Engineers, Inc.

Mr. Camacho provided the following updates:

I. Project Updates

- **NW 104 Path Lighting**

Mr. Camacho suggested a pre-construction meeting with FPL to discuss restoration and the staging area before the contractor arrives. Ms. Thomas asked for the contract.

- **NW 66 St Median Lighting**

Mr. Camacho stated, on Monday, a landscaper will replace the plants that were removed or damaged during construction and the electrical contractor will then adjust the lighting.

Staff will budget for Holiday lighting and present proposals at the next meeting.

- **Raptor Vac French Drain Extension**

This item was discussed during the Seventh Order of business.

Mr. Camacho recommended the project commence before hurricane season.

II. Update: Developer Response Regarding Missing Pedestrian Crosswalk Signage

This item was discussed during Item 9A.

The Developer's Land Development representative recalls that the signage existed during the final walkthrough of punch list items. Ms. Thomas asked Mr. Castro to submit a public records request for the punch/deferment list and the certificate of completion.

III. Discussion/Consideration: Engineering Estimate (Proposed Budget) for Phases 1 & V – Drainage Repairs \$49,800

This item was discussed during the Seventh Order of business.

Mr. Camacho stated the documents behind Item 9BIII are construction estimates based on information he received previously. He reviewed the project scope.

<p>On MOTION by Mr. Tellez and seconded by Mr. De Maqua, with all in favor, engaging RaptorVac to proceed with Phases I & V Drainage Repairs, in a not-to-exceed amount of \$55,000, subject to commencing the project after October 1, 2025, was approved.</p>
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C. Field Operations Manager: UNUS Property Management, LLC

- **Monthly Operations Report - March 2025**

Mr. Castro reported the following:

- Due to a heavy workload, Ms. Garcia scheduled in-house Staff to clean the wall no later than the end of June.
- The paver permit with BrightView was closed out.
- Work is underway with the Landmark South HOA to get Allstate to return \$28,000 in overcharges and to obtain proposals for wetland services.

- **Consideration of Proposals to Paint North and South Structures**

This item will be removed from future agendas.

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

- **FY2026 Projects**

Ms. Thomas stated that insurance costs will increase due to insuring new items, such as fountain and mailboxes. She removed the bollards from the policy as they need to be replaced.

- **NEXT MEETING DATE: May 7, 2025 at 4:00 P.M. [Presentation of FY2026 Proposed Budget]**

- **QUORUM CHECK**

The next meeting will be on to May 7, 2025 rather than on May 9, 2025. Supervisors Torres, Jim, Tellez and De Maqua confirmed their attendance at the May 7, 2025 meeting.

TENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

TWELFTH ORDER OF BUSINESS

Adjournment

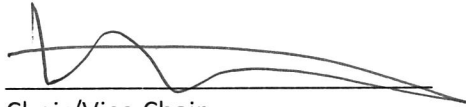
On MOTION by Mr. De Maqua and seconded by Mr. Tellez, with all in favor, the meeting adjourned at 5:22 p.m.

LANDMARK AT DORAL CDD

April 16, 2025



Secretary/Assistant Secretary



Chair/Vice Chair