

**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 18, 2026 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

Also present:

Kristen Thomas	District Manager
Gabriella Fernandez Perez	District Counsel
Angel Camacho	District Engineer
Juan Solis	BrightView
Barney Varela	Field Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 4:05 p.m.

Supervisors Jim, De Maqua and Torres were present. Supervisors Finol and Tellez were not present.

SECOND ORDER OF BUSINESS

Public Comments [Non-Agenda Items]

No members of the public spoke.

THIRD ORDER OF BUSINESS

Update/ Discussion: The Mansions/Meridian CDD Encroachment Settlement

Ms. Thomas recalled discussions about the previously approved Settlement Agreement related to damage to CDD property caused by Meridian Logistics while installing cameras. Following the last set of changes to the Agreement, The Mansions suddenly stopped engaging

with the CDD and, at that time, the Board decided to proceed with the Settlement Agreement if no response was received, and a Demand Letter would be sent. The letter was subsequently sent and three \$200 checks were received from Meridian Logistics, presumably for November, December and January, and an email was sent requesting a Special Meeting to discuss the Demand Notice.

Discussion ensued regarding the Sunshine Law and whether to accept the checks and continue working with Meridian.

Ms. Fernandez presented the legal options and remedies available to the CDD.

Discussion ensued regarding costs, how to proceed, lack of response, numerous attempts to reach a resolution, the CDD’s right to address or remove the encroachment, and recourse to ensure that the CDD is repaid.

Ms. Thomas stated that the letter dated January 1, 2026 was mailed and emailed and received on January 2, 2026. The letter advises that the equipment will be removed; no further action is needed from The Mansions. District Counsel can draft a letter advising Meridian Logistics that the equipment is being returned and advising of any other demands of the CDD.

Discussion ensued regarding fines, legal expenses based on billable hours, the costs, returning the checks, liens, special assessments, the Agreements, Meridian’s admission that they caused the damage and their willingness to pay for it, remedies to be pursued with The Mansions, permitting, and the need to make a complaint to the City and clarify the next steps before proceeding.

On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, returning the checks to Meridian Logistics, proceeding as stated in the letter sent to The Mansions, authorizing the District Manager to work with Field Operations to engage the City of Doral, and proceeding with permitting and equipment removal as advised by the City, were approved.

FOURTH ORDER OF BUSINESS

Discussion/Consideration/Update

A. Landscape, Walkway, White Pole and Ground Accent Spot Lights Throughout CDD

Ms. Thomas stated Mr. Finol is not available to discuss the project but he is due to send photos of the areas in question. Mr. Torres discussed the need to complete the lighting project before adding additional lighting. Mr. Varela and Mr. Torres will define the scope of the project and request proposals for consideration at a future meeting.

This item will be removed from the agenda.

B. Miami Christmas Lights Display 2026

Ms. Thomas presented the Agreement with Miami Christmas Lights and discussed previous issues, including failure to install snowflakes, and the proposed increases to the scope of work and the termination provisions. Mr. Torres discussed staffing, equipment and aesthetic issues and recommended terminating the contract.

Discussion ensued regarding the vendor’s failures, failure to meet the timeline to remedy, contract language, and termination of the Agreement.

Ms. Thomas will forward applicable information to Ms. Fernandez.

On MOTION by Mr. De Maqua and seconded by Mr. Torres, with all in favor, terminating the Miami Christmas Lights Agreement, and directing Field Operations to solicit proposals, was approved.

C. BrightView Landscape Services Proposal for Extra Work [Landscape Sylvester Lethal Bronzing Project]

Mr. Solis discussed the death of two palm trees as a result of Lethal Bronzing, a disease caused by the bacteria spread by sap sucking insects. The two dead Sylvester Palms need to be removed to stop the spread of the disease; injections are required to prevent it from occurring in all other CDD palms.

Discussion ensued regarding the need to remove palms on City property, treating the remaining palm trees on 66th Street, the inability of the CDD to treat or maintain non-CDD property, the Maintenance Agreement applicable to infrastructure, whether testing should be done in surrounding areas, whether BrightView can offer warranties on treated trees, the cost of treatment versus the cost of replacements, and whether to proceed with the project at the CDD’s expense as a preventative measure, if necessary. It was noted that trees and grass are generally excluded from Maintenance Agreements.

Ms. Thomas stated the trees are included in the Master Development Plan.

On MOTION by Mr. Torres and seconded by Ms. Jim, with all in favor, directing Staff and the Vendor to inform the City about the Lethal Bronzing issue on 66th Street, and authorizing Staff to seek approval from the City for the CDD to proceed, should the City not respond, was approved.

▪ **BrightView Proposal for Tree Pruning and Thinning**

This item was an addition to the agenda.

Mr. Solis presented the BrightView proposal and discussed the need to thin, prune and lift green buttonwoods to provide clearance, prevent obstruction of lights at night, allow more airflow and allow light to pass through.

The Board and Staff discussed the proposal, aesthetics, scope of work, etc.

Ms. Thomas voiced her belief that the trees were last pruned sixteen months ago.

BrightView was asked to assess the entire property and provide a proposal for all necessary pruning and lifting, as specified in the City of Doral Agreement, and to provide the costs and scope of work per tree. This item will be presented at the next meeting.

Discussion ensued regarding the benefit of performing work before hurricane season, the drought conditions and the potential for water restrictions.

Mr. Solis stated irrigation issues experienced in the past were addressed. He noted that some rust spots along the median need to be addressed.

Ms. Thomas stated an email was received about a rust stain on a wall. She asked for these types of reports from residents to be sent to the L&D Field Operations email, to avoid potential public records request issues.

Ms. Thomas will work with Mr. Varela to request additional proposals. Mr. Varela will work with Rust Tech with regard to addressing the rust stains.

FIFTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

On MOTION by Ms. Jim and seconded by Mr. Torres, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

SIXTH ORDER OF BUSINESS

**Ratification of Landmark at Doral Rover
October Invoices**

Ms. Thomas presented the Landmark at Doral Rover October Invoices.

On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, the Landmark at Doral Rover October Invoices, were ratified.

SEVENTH ORDER OF BUSINESS

Consent Agenda Items (5 minutes)

A. Acceptance of Unaudited Financial Statements as of December 31, 2025

Ms. Thomas discussed the need to solicit proposals for proposed Fiscal Year 2027 projects. She will email the Board Members to determine a consensus regarding assessments and develop a draft proposed Fiscal Year 2027 budget.

B. Approval of November 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 December 31, 2025, were accepted, and the November 19, 2025 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

- **Adjustment to District Counsel Fee Structure**

Ms. Fernandez presented the Adjustment to District Counsel Fee Structure letter dated February 5, 2026, from Mr. Pawelczyk. If approved, the rate increase will be effective on October 1, 2026. She noted that the current fee structure has been in place since 2023.

Discussion ensued regarding ongoing issues and billable hours.

On MOTION by Mr. De Maqua and seconded by Mr. Torres, with all in favor, the Billing, Cochran, Lyles, Mauro & Ramsey, P.A. Adjustment to District Counsel Fee Structure rate increase request, was approved.

Ms. Fernandez reported the following:

- The Pressure Cleaning and Field Operations Agreements were completed.
- The Amendment to the Porter Services Agreement with the mailbox kiosk was completed.

Ms. Fernandez stated Staff coordinated with Lennar to install the missing pedestrian signs. Mr. Camacho discussed permitting requirements and stated it was necessary to reopen the permit that Lennar never fully closed so that an inspection could be done. With the permit reopened and proper channels followed, Lennar installed the missing signs according to the permitted plans. Trees need to be pruned to improve visibility of the signs.

Ms. Thomas stated the existing proposal obtained by Victor was greatly affected; the Agreement with VF Services was previously put on hold. She distributed an updated Agreement and stated that, after Victor reinspected the property, the cost was reduced to \$2,800 to repair two signs. Ms. Thomas stated she postponed other sign repairs pending direction from the Board because she observed fading signs, and budgeted funds remain. She suggested ratifying the Agreement down to \$2,800 and directing the vendor to inspect the other signs and present a proposal.

Discussion ensued regarding the stamped required signs, which cost \$1,400 each including installation, the \$16,000 proposal, and installing back-to-back signs in three locations.

On MOTION by Mr. De Torres and seconded by Mr. De Maqua, with all in favor, the Agreement in the amount of \$2,800, was ratified, and directing the vendor to inspect the other signs and present a proposal, was approved.

Ms. Thomas stated the Agreement will be updated to \$2,800; a separate Agreement will be prepared if the Board decides to proceed with the other signs.

It was noted that crosswalk signs are needed at 105th Place and 105th Court. A proposal will be requested.

Ms. Fernandez discussed bills being considered during the Legislative session related to public records, sovereign immunity limits and recall elections in certain special districts. She will provide updates on matters that might affect CDDs. It was noted that if sovereign immunity limits increase, the CDD’s insurance costs might rise.

B. District Engineer: Alvarez Engineers, Inc.

- **MEC Engineering Site Update Assessment, Updates, DERM Responses and Continuing Services**

Mr. Camacho stated that MEC Engineering completed the Site Assessment Report; iron levels are still high. A semiannual monitoring plan was submitted and a response from DERM is pending. MEC will provide an updated scope of work based on the requirements.

Discussion ensued regarding ongoing testing, anticipated commercial and residential construction in the area, water levels, the 58’ depth of wells, and the inability to add water to standalone stormwater retention lakes during drought.

On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, continuing services with MEC Engineering at the current rates, was approved.

Ms. Thomas will forward the executed Agreement to Ms. Fernandez.

Discussion ensued regarding the scope of work for DERM, the Master Trust Indenture's requirement to comply with testing, and satisfaction with the current vendor.

Should costs exceed current rates, the Agreement will be presented for ratification.

- **Stormwater Management Cleaning Phase 4 Report**

Mr. Camacho presented the Phase 4 Report; large amounts of sediment were identified and photos were provided. It was recommended that, when Phase 3 is cleaned in Fiscal Year 2027, the vendor perform complimentary testing of Phases 1 and 5, which were cleaned two years ago, so any immediate needs can be addressed immediately, alleviating the risk of an emergency call.

Mr. Camacho noted that the Agreement is pending. Ms. Thomas requested a proposal for Phases 1, 4 and 5, so an Agreement can be issued. A color-coded map was distributed.

It was noted that the HOA passed a Resolution to charge vendors holding unauthorized events \$1,000 to defray the cost of cleaning catch basins, etc.

C. Field Operations Manager: UNUS Property Management, LLC

- **BrightView Landscape Services, Inc.**
 - **Quality Site Assessment**
 - **February Service Schedule**
 - **Mainline Repair Invoice**

Ms. Thomas asked for any questions related to the Quality Site Assessment to be emailed to Mr. Solis, rather than texted. Ms. Thomas and Ms. Fernandez discussed public records request considerations, including utilizing dedicated folders and copying the District Manager on correspondence.

Ms. Thomas stated the City agreed to pay the Mainline Repair invoice.

Mr. Solis presented his Report that was distributed and discussed the tree relocations, the downed light pole and a meeting held with BrightView. A beehive was found by HOA maintenance.

Ms. Thomas stated Landmark South mistakenly believed that the HOA conservation area fell within the CDD's Operation & Maintenance (O&M) area. She provided the Agreement which clarified the parcels and the 10' buffers maintained by the CDD.

Discussion ensued regarding a vehicle accident on CDD property. The HOA handled the situation and asked permission to work within its ability to collect the funds for the repairs on CDD property. Ms. Fernandez was made aware of the damage to CDD property, including landscaping. The HOA will assess the homeowner for damages and manage the repair without the CDD's involvement.

On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, allowing the HOA to repair and handle the repayment of the damaged infrastructure on CDD property through HOA means, was approved.

Discussion ensued regarding the need to determine an address to obtain a permit for electrical repairs to the fountain. The City of Doral advised that the address for one meter can be used; when the address is confirmed, the final steps will be completed.

Discussion ensued regarding a downed light pole. The consensus was to ask the HOA to eliminate the pole, given the decision to evaluate all lighting.

Ms. Fernandez noted the need to eliminate the CDD from the situation that the HOA will manage.

It was noted that, when Engineering marks irrigation, there is no need for electrical conduit to be marked because tree relocations have been completed.

Ms. Thomas stated that Field Operations will work on Thursday instead of Friday, so a full day can be worked at the HOA.

Discussion ensued regarding pictures and the need to inspect an area and possibly dig up sod and/or add fertilizer to remediate damaged landscape.

Ms. Thomas noted that the City received a similar complaint regarding a tree.

Ms. Jim identified sidewalk and areas belonging to the CDD.

Discussion ensued regarding the question of who owns the green spaces between the parking spaces. It was noted that areas in yellow, including the gutter, belong to the City.

Discussion ensued regarding an upcoming meeting with the City regarding the Mayor's proposal to install meters on 66th Street and 104th Street, the CDD's objections and willingness to maintain the spaces, the lack of commercial activity in the immediate vicinity, a resident complaint about enforcement, and the impact on the community if the parking spaces are lost. It was noted that the Board does not support stickering. The CDD has not sold the property or

negotiated the parking spaces away. Ms. Thomas asked to be kept updated and stated that information can be sent to her when received; there is no need to wait for a meeting.

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

- **NEXT MEETING DATE: March 18, 2026 at 4:00 p.m.**
 - **QUORUM CHECK**

The March 18, 2026 meeting will be cancelled if not needed. The proposed Fiscal Year 2027 budget will be presented at the April 15, 2026 meeting.

Ms. Thomas stated she will email the Board Members to ask for input regarding the Fiscal Year 2027 budget, including additional projects, whether to keep assessments flat, etc.

Ms. Thomas will work with vendors, as needed, while developing the proposed budget.

Discussion ensued regarding prioritizing projects, projects already budgeted, O&M expenditures, landscape architecture, alternatives to fountains, the goal to keep assessments flat, goals for the unassigned budget, and Field Operations scheduling and workload.

Ms. Thomas asked for all input to be submitted directly to her by March 15, 2026.

NINTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TENTH ORDER OF BUSINESS

Supervisors' Requests

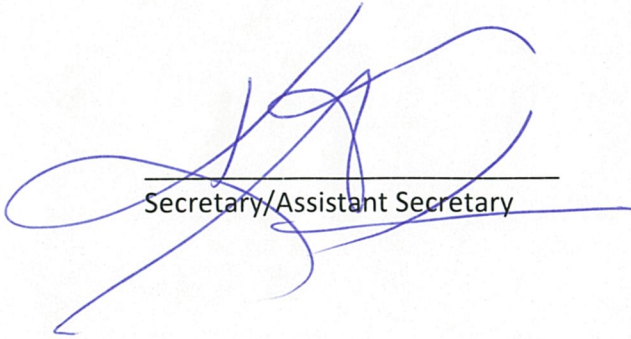
There were no Supervisors' requests.

ELEVENTH ORDER OF BUSINESS

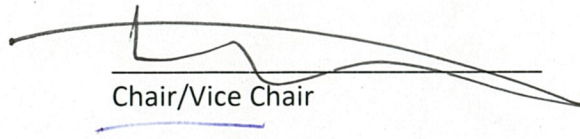
Adjournment

On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, the meeting adjourned at 6:33 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair