

**LANDMARK AT
DORAL**

**COMMUNITY DEVELOPMENT
DISTRICT**

April 15, 2026

**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

<https://landmarkatdoralcdd.net/>

April 8, 2026

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 April 15, 2026 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 [Non-Agenda Items]
3. Discussion/Consideration/Update
 - A. Mansions Cabling Project/Settlement Agreement
 - B. Lethal Bronzing Project
 - C. BrightView Landscape Services, Inc. Proposal for Extra Work [Hardwood Pruning]
 - D. HOA Homeowner Violations on CDD Property/HOA Authorization to Take Action
 - E. Stormwater Cleaning Project- Raptor Vac
 - I. Email from Julian at Raptor Vac
 - II. Drainage Maintenance Set
 - III. Baffles Proposal – Phase 4 (\$9,840)
 - IV. Root Work Proposal – Phase 1 (\$3,500)
 - V. French Drain Repair (\$170,000)
4. Consideration of Resolution 2026-04, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2026-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date

- 6. Consent Agenda Items (5 minutes)
 - A. Acceptance of Unaudited Financial Statements as of February 28, 2026
 - B. Approval of February 18, 2026 Regular Meeting Minutes

7. Staff Reports

- A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
- B. District Engineer: *Alvarez Engineers, Inc.*
- C. Field Operations
- D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: May 20, 2026 at 4:00 PM

- QUORUM CHECK

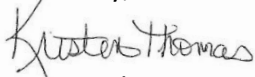
SEAT 1	ODEL TORRES	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JUAN CARLOS TELLEZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JORGE FINOL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> 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

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

- 8. Public Comments
- 9. Supervisors' Requests
- 10. 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: 866 4977

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3A

The Mansions at Doral has submitted the necessary permit application to legalize the installation, and it is currently in process. At this time, we would like to work toward an amicable agreement that would allow the installation to remain as currently constructed.

However, if we are unable to reach an agreement with the CDD, we are prepared to remove the equipment and reinstall it within our property in full compliance with applicable requirements.

Regarding the damage to the irrigation system, we are coordinating with the contractor to reach a final agreement on the amount due. Once confirmed, payment will be made in full as requested by the Board.

We also acknowledge and understand that any additional work within the area, including any work associated with this equipment now or in the future, will require prior approval from the CDD. We will ensure that all vendors seek and obtain the appropriate authorization before performing any work.

We remain committed to resolving this matter promptly and professionally. Please let us know a convenient time if the Board would like to further discuss a path toward resolution.

Sincerely,



Yvonne Garcia
Licensed CAM

Cell: 305-504-9563
Main Office: 305-232-1579
Fax: 305-969-0154
Email: ygarcia@alliedpropertygroup.net

The Mansions at Doral
6810 NW 106 Ave
Doral, FL 33178
Office Hours:
Mon-Fri 9am-5pm

Allied Main Office:
12350 SW 132nd CT, Suite 114
Miami, FL 33186
Monday-Friday 9:00 AM – 5:00 PM ;
CLOSED for Lunch: 12:30 PM -1:30 PM

NEW LOCATION:
Southwest Florida Office
World Plaza South Park

12689 New Brittany Boulevard,
Suite 3W
Ft. Myers, FL 33907
Office: (239) 241-6499

From: Kristen Thomas <thomask@whhassociates.com>
Sent: Wednesday, February 25, 2026 11:40 AM
To: bcocca [dspcctv.com](mailto:bcocca@dspcctv.com) <bcocca@dspcctv.com>
Cc: Yvonne Garcia <ygarcia@alliedpropertygroup.net>; Kristen Thomas <thomask@whhassociates.com>
Subject: [EXTERNAL] RE: Settlement Agreement – Ready to Proceed

ATTENTION! This message was sent by an external sender. Do not open attachments or click on the links from unknown senders or unexpected emails.

Good morning,

I am reaching out for the status of this project. The CDD has not received a request for access or ability to store Mansion equipment on the property to this point, and we see there is an after-project permit pending.

No one from The Mansions showed up to discuss the project with the CDD board. Please advise.

Due to the lack of response regarding this situation from your office, the demand has gone to The Mansions. Please complete the following response to me to follow up with the board:

1. Status of the project? IF you are removing the equipment, CDD must be notified.
2. If the project is in post-permit, the equipment has not been approved to be on CDD property.
 - A. CDD needs a formal letter of request asking for access and use, and a check for the damage incurred to our irrigation system in full immediately. The board is no longer interested in payments due to the lack of communication between the parties.
 - B. Additional understanding that all vendors associated with this equipment must gain approval from the CDD to work on the equipment, now and in the future, with the understanding that The Mansions are responsible for any damages incurred.

Please respond by Friday at noon or the CDD is moving forward as stated in the letter.

Thank you.

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.

From: bcocca [dspcctv.com](mailto:bcocca@dspcctv.com) <bcocca@dspcctv.com>
Sent: Monday, February 23, 2026 7:11 PM
To: Kristen Thomas <thomask@whhassociates.com>
Cc: ygarcia@alliedpropertygroup.net
Subject: Settlement Agreement – Ready to Proceed

Good afternoon Kristen,

We are prepared to proceed with the Settlement Agreement as submitted. Please confirm that we may execute the current version so that we can remit the first installment upon execution, in accordance with its terms.

We look forward to resolving this matter in an orderly manner.

Best regards,
Billy Cocca

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3C

Proposal for Extra Work at Landmark At Doral HOA

Property Name	Landmark At Doral HOA	Contact	Juan Solis
Property Address	10220 NW 66 Street Doral, FL 33178	To	BLVS Kendall
		Billing Address	BrightView Landscape Services, Inc. Location # 35380 4155 East Mowry Dr Homestead, FL 33033

Project Name Landmark CDD Hardwood Pruning

Project Description Pruning of Green Buttonwood trees located throughout the CDD Common Areas

Scope of Work

Pruning of approximately three hundred eighty (380) Hardwood trees located throughout the CDD common areas in accordance with ANSI A300 standards. Work will include canopy lifting and lateral reductions where needed to provide clearance for vehicular traffic, pedestrians, sidewalks, pathways, buildings, signage, lighting, and other site features; selective thinning to improve light penetration, airflow, and overall canopy balance; structural pruning to enhance branch architecture and reduce the potential for failure; and clearance pruning from buildings to minimize contact with roofs, walls, windows, and other structures.

Pruning will be performed using proper arboricultural techniques to maintain natural form and long-term tree health, with cuts made at appropriate laterals and without topping. All resulting debris will be collected and removed from the site, leaving work areas clean and orderly upon completion.

Material/Description	Unit Price	Total
Selective pruning of approximately three hundred eighty (380) Green Buttonwood trees located throughout the CDD common areas	\$22,800.00	\$22,800.00

For internal use only

SO# 8856846
JOB# 352104106
Service Line 300

Total Price \$22,800.00

THIS IS NOT AN INVOICE

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

TERMS & CONDITIONS

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

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

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

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

Acceptance of this Contract

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

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

Customer

	Account Manager
Signature _____	Title _____
Juan Solís	February 20, 2026
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

	TCS Business Developer
Signature _____	Title _____
Edward B. Fernandez	February 20, 2026
Printed Name _____	Date _____

Job #:	352104106		
SO #:	8856846	Proposed Price:	\$22,800.00

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3D









**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3 E

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3 E I

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.


From: Raptor Vac <operations@raptorvac.com>


Sent: Tuesday, April 7, 2026 8:38 AM


To: Angel Camacho <Angel.Camacho@alvarezeng.com>; Kristen Thomas <thomask@whhassociates.com>

Subject: Landmark at Doral - Proposals

 Landmark Phase 1 - ROOTS 209 210 211 216 265 617.pdf

 Landmark Phase 1 Damage 207 213 233 226 240.pdf

 Landmark Phase 4 Damage - 368 376 377 402 415.pdf

 Landmark Phase 5 Damage - 407 409 410.pdf

Good morning Angel and Kristen,

Attached you will find three (3) proposals related to the projects that have been conducted at Landmark at Doral CDD, specifically Phase 1 and 5, finished early 2025 and Phase 4, finished later 2025. The proposals are to correct conditions seen during cleaning and/or the CCTV inspections.

Baffles Proposal

Twenty-four baffles are missing from the recently completed Phase 4. The proposal amounts to \$9,840.00 for supply of those baffles and installation, the install requires we dewater the basins and that is included. I am running a special price here since this should really get installed to protect french drains from floating debris during the upcoming rainy season.

Root Work

Six locations have root intrusions in Phase 1 and one more location has concrete in the pipeline which we believe we can remove. The root removal is mechanical and will get rid of the vast majority if not all roots.

This proposal amounts to \$3,500.00.

Drainage Infrastructure Improvement Work

Replacement of damaged pipeline sections, these are badly damaged and must be replaced. This involves civil work and we will have to pull a permit with the City and County. This proposal amounts to \$170,000.00.

We are working with Headley on this one.

While the proposals are attached, the links above will show the actual CCTV reports with structure numbers and a photo of the damage or root intrusion, in the attached drainage maintenance plan set you will find green highlights for the corresponding damaged pipes and yellow highlights for the roots.

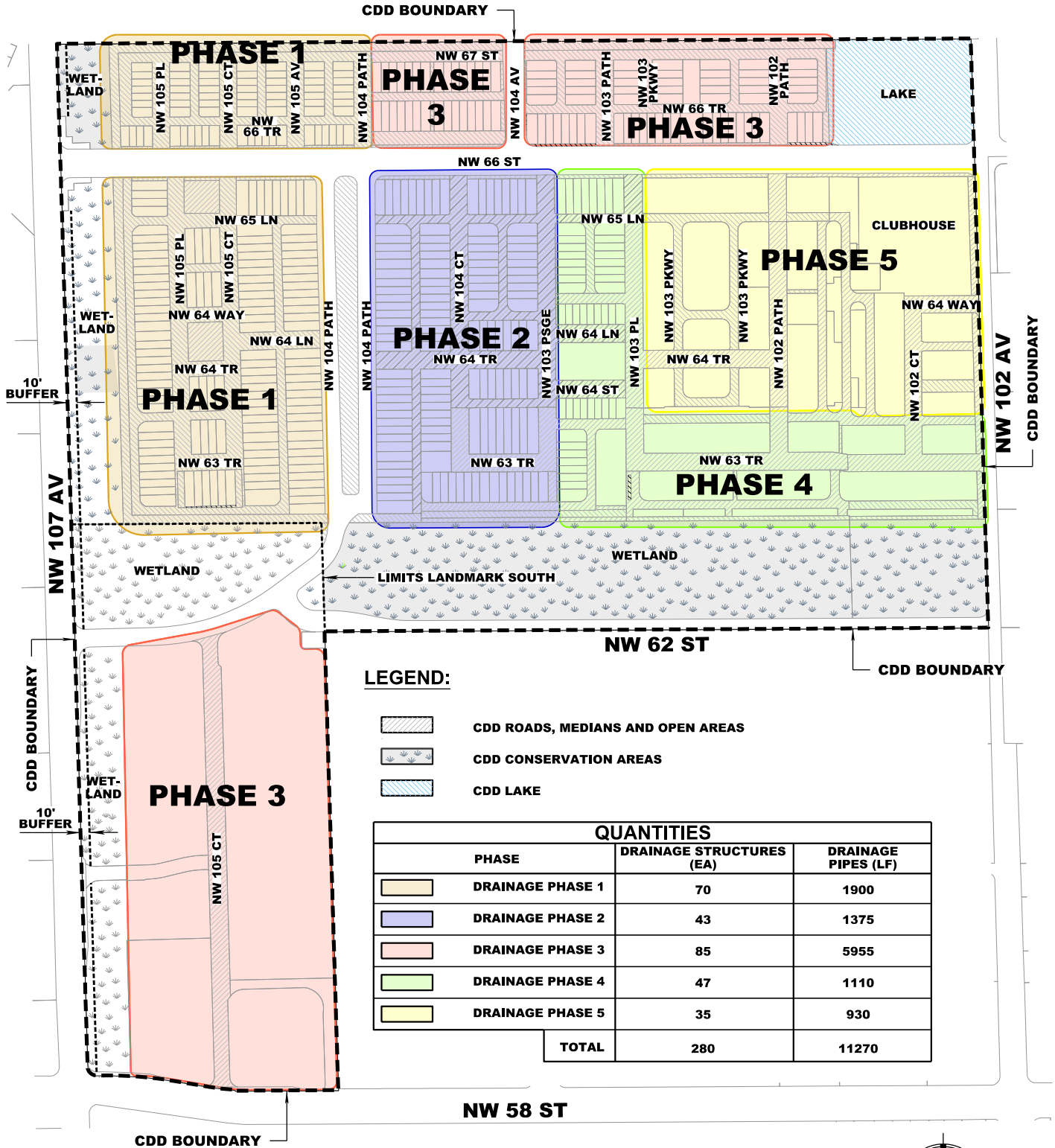
Should you have any comments or questions, please do not hesitate to contact me.

Ty,

Julian Romero
Raptor Vac-Systems, Inc.
Direct: 786-694-0709

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3E11

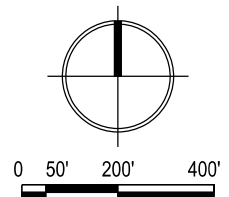


ALVAREZ ENGINEERS, INC.

LANDMARK AT DORAL CDD

LANDMARK AT DORAL - DRAINAGE MAINTENANCE PHASING

EXHIBIT 1

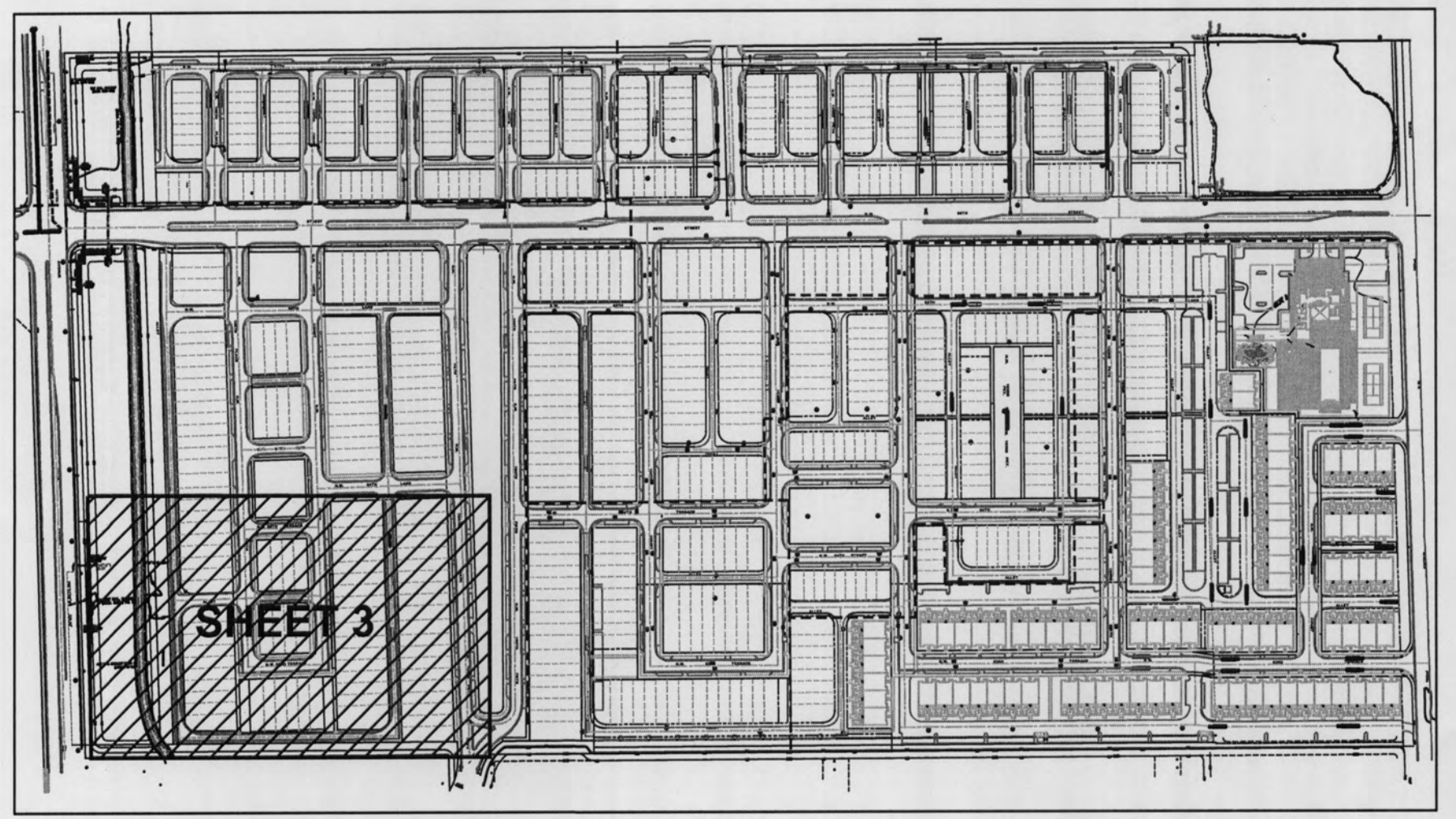
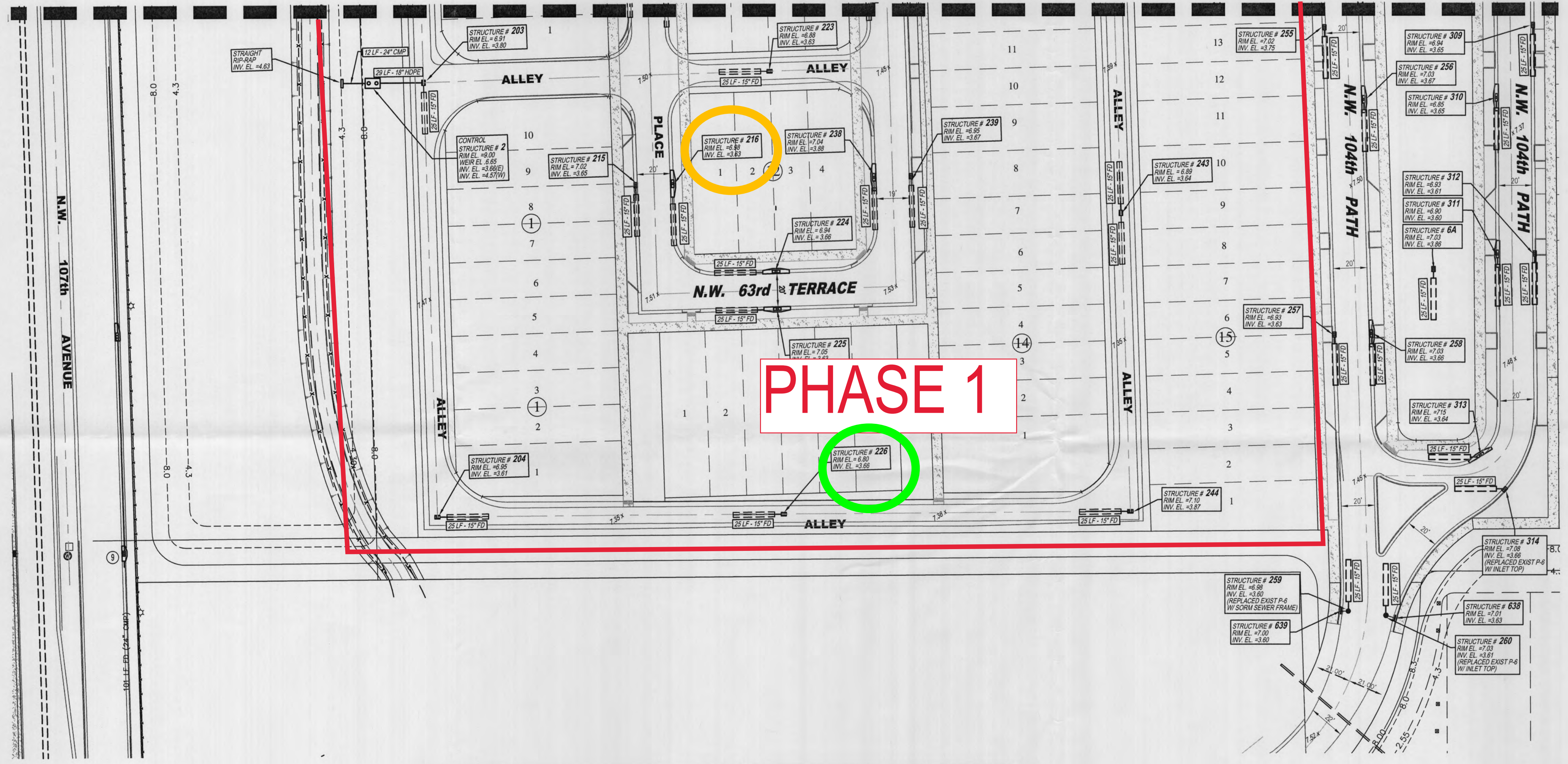


PHASE 1



COUNTY-WIDE LAND SURVEYORS, INC.
 LAND SURVEYORS - PLANNERS
 MIAMI, FLORIDA 33168
 14241 S.W. 143 COURT
 PH: 305.232.2340
 FX: 305.232.5386

MATCH LINE - FOR CONTINUATION SEE SHEET 2 of 3



KEYMAP
 SCALE: 1" = 300'

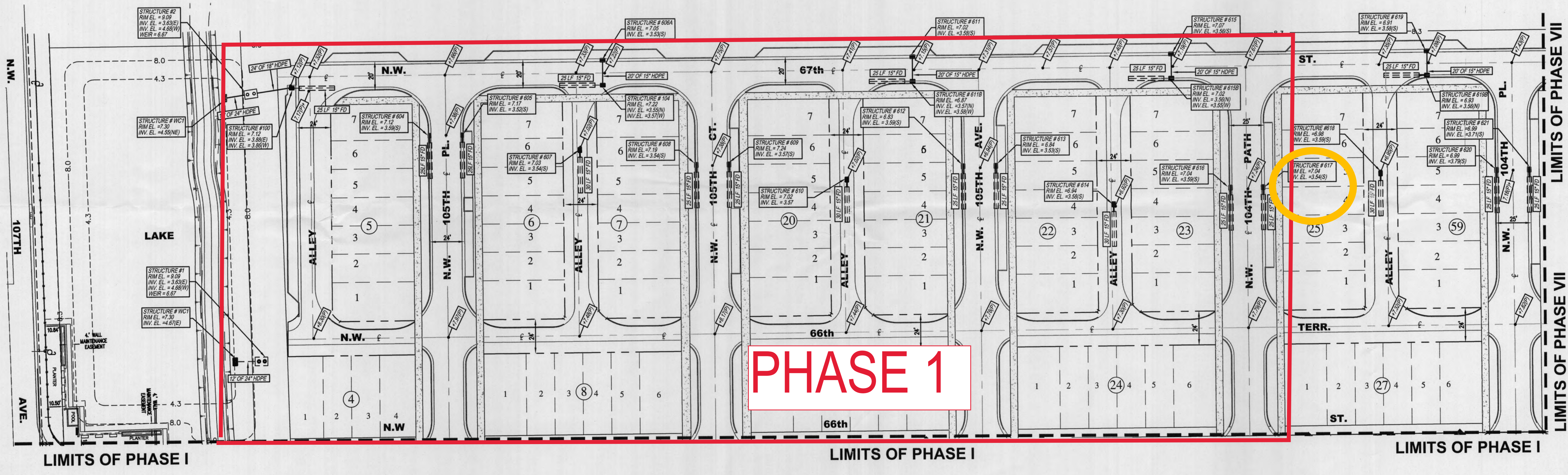
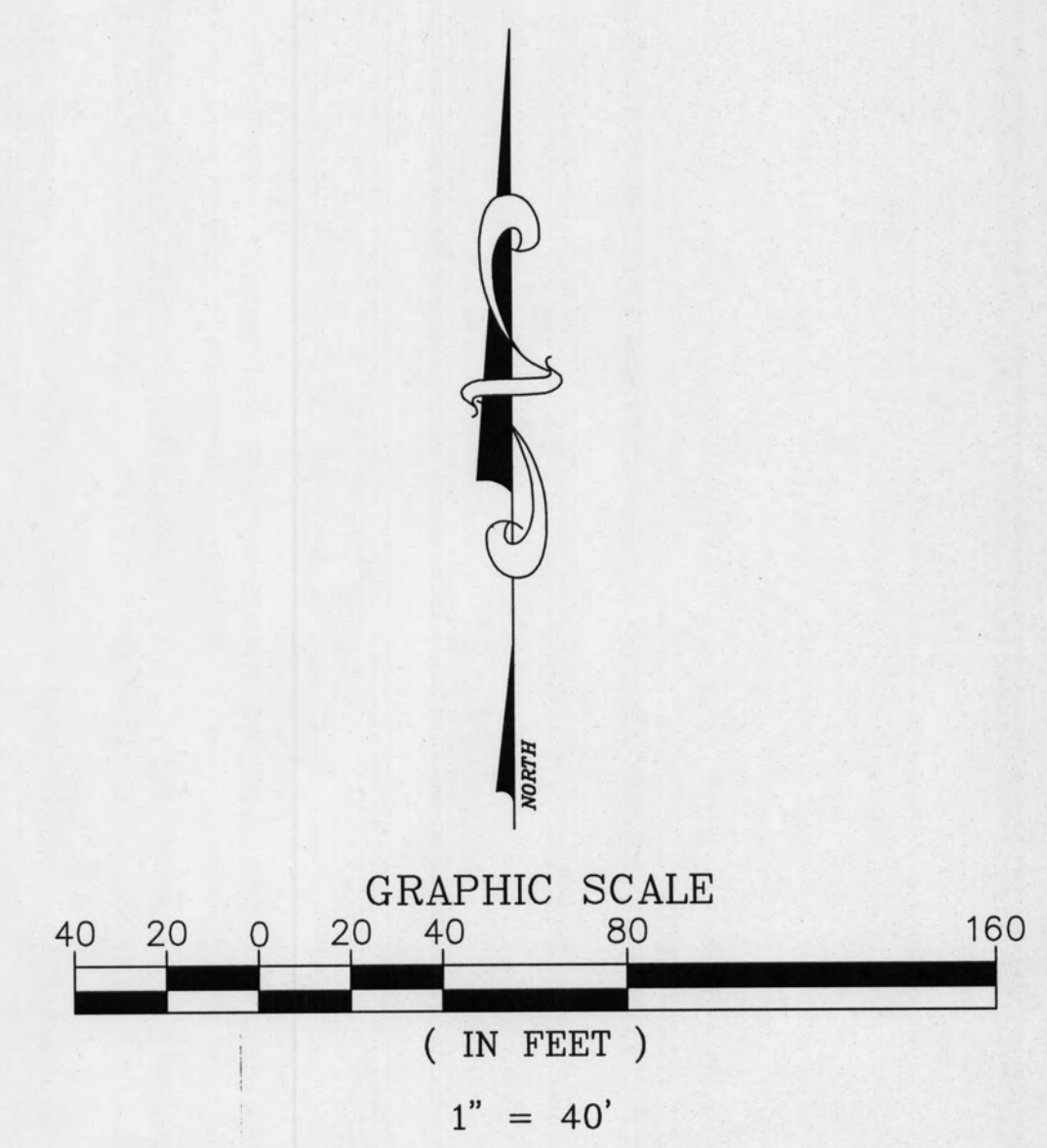
LANDMARK AT DORAL - PHASE 1
 MIAMI-DADE, FLORIDA

PROJ. TYPE	DATE	REVISION COMMENTS	BY	APP.
DRAINAGE AS-BUILT PLAN				
NW 107th AVENUE & NW 66th STREET				
SECTION 17, TWP. 53S, RGE. 40E				

RECEIVED
 APR 10 2018
 SFWMD REGULATION



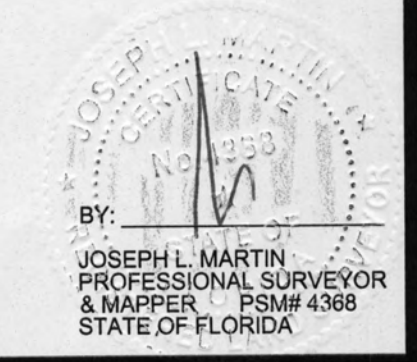
SCALE:	AS SHOWN
SURVEYOR:	COUNTY-WIDE
DRAWN BY:	O.G.
CHECKED BY:	G.B.
AS-BUILT:	DRAINAGE
DATE:	12/19/17
DRE PROJECT No:	2016-043
SHEET No:	3 of 3



LANDMARK AT DORAL PHASE II
MIAMI-DADE, FLORIDA

PROJ. TYPE	AS-BUILT	DATE	4/14/18
SURVEYOR	COUNTY-WIDE	REVISION COMMENTS	
DRAWN BY	DEXTER	REVISOR	D.P. O.G.
CHECKED BY	O.G.	BY APP	
AS-BUILT	DRAINAGE	D.P.	O.G.
DATE	3/7/18	REVISION COMMENTS	
DRE PROJECT No	2016-043	REVISOR	D.P. O.G.
SHEET No	2 of 2	REVISION COMMENTS	

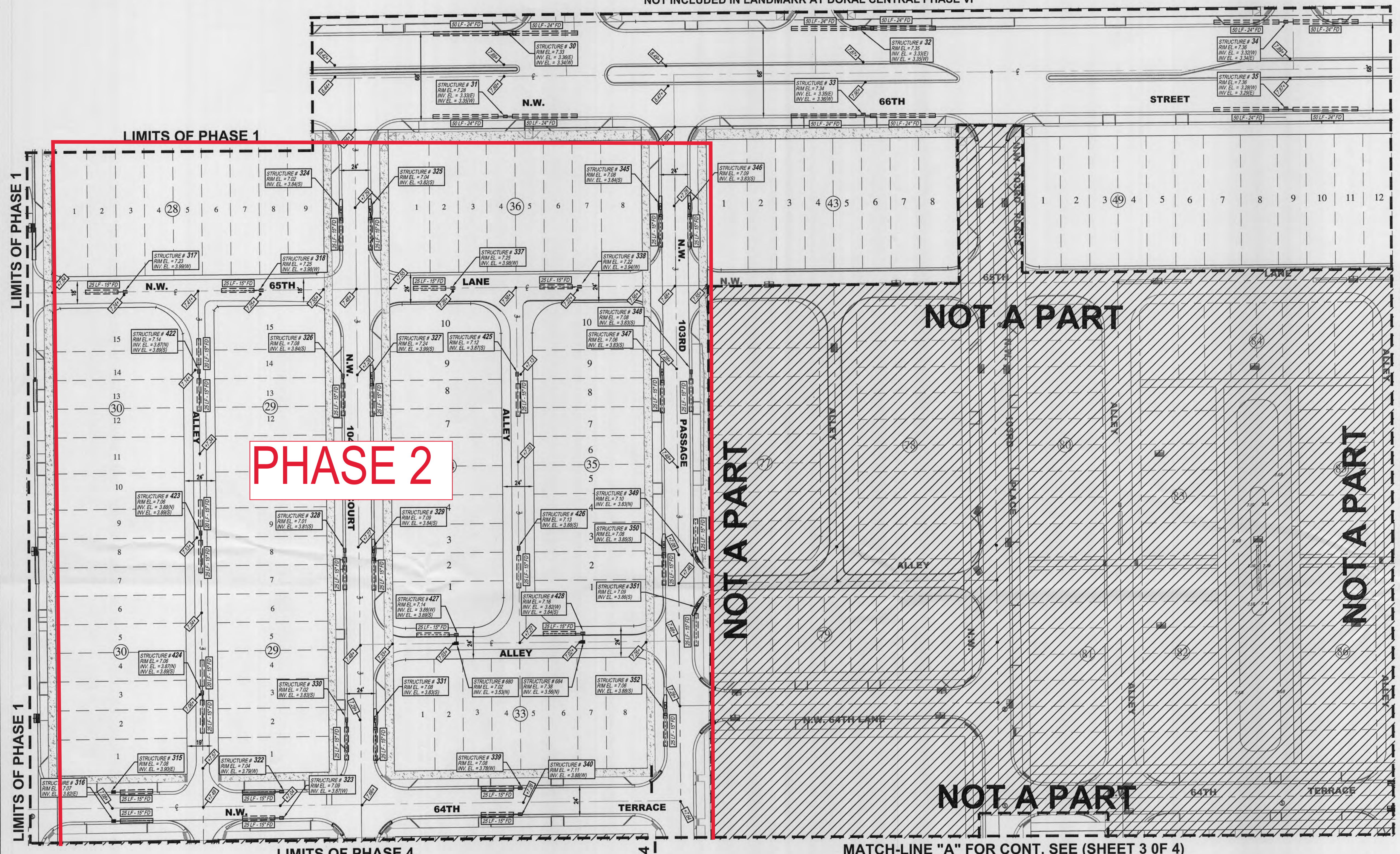
RECEIVED
APR 10 2018
SFWM REGULATION



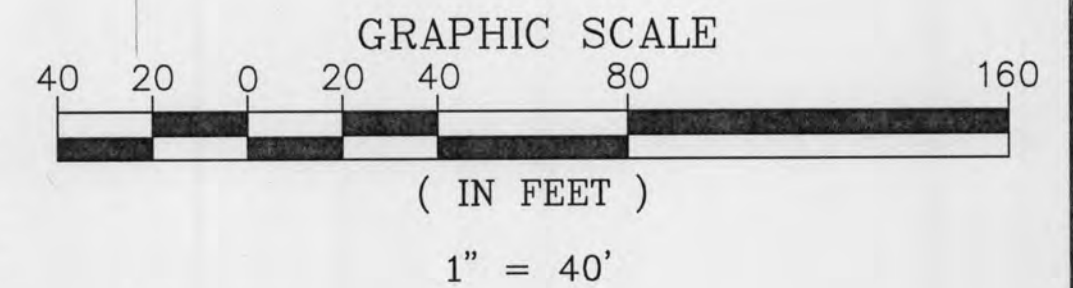
DRAINAGE AS-BUILT PLAN
W. 104th ST. - NW 158th ST.
SECTION 17, TWP. 53S, RGE. 40E

PHASE 2

NOT INCLUDED IN LANDMARK AT DORAL CENTRAL PHASE VI

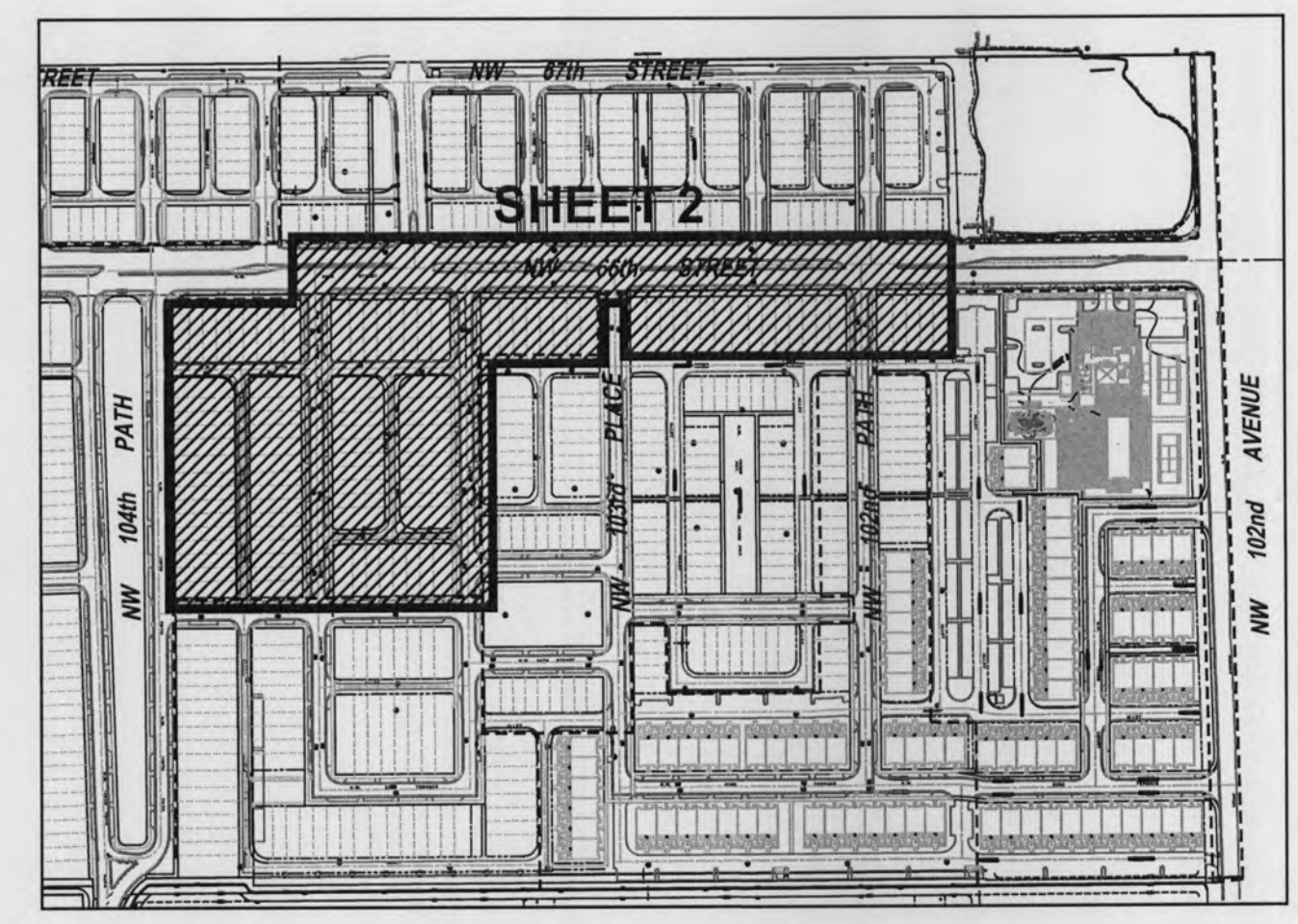


PHASE 2



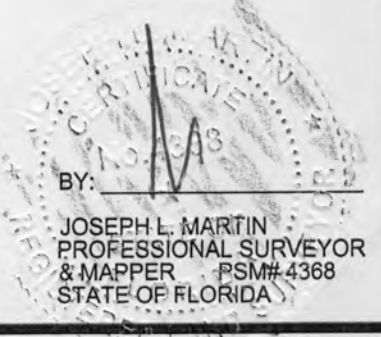
MATCH-LINE "B" FOR CONT. SEE (SHEET 4 OF 4)

MATCH-LINE "A" FOR CONT. SEE (SHEET 3 OF 4)



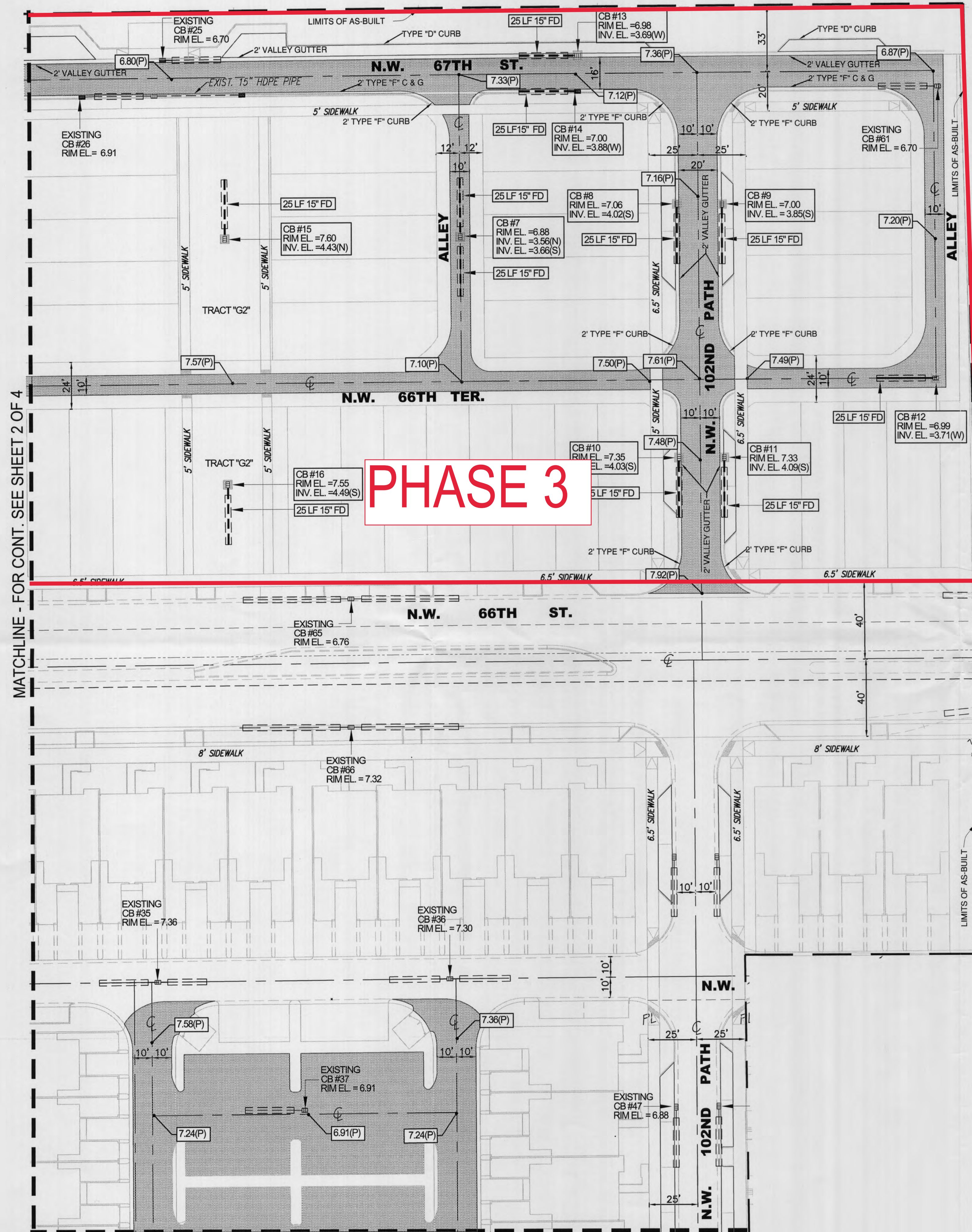
KEYMAP SCALE: 1" = 300'

RECEIVED APR 10 2018 SFWMD REGULATION



LANDMARK AT DORAL PHASE III MIAMI-DADE, FLORIDA	
BY (APP. D.P.)	REVISION COMMENTS
DATE	REVISED PER COMMENTS ENGINEER
4 / 4 / 18	
PROJECT TYPE	PROJECT LOCATION
DRAINAGE AS-BUILT PLAN	W. 104th ST. - NW 158th ST.
SECTION	SECTION 17, TWP. 53S, RGE. 40E
DATE	DATE
3 / 13 / 18	2016-043
AS-BUILT: DRAINAGE	SHEET No:
2 of 4	

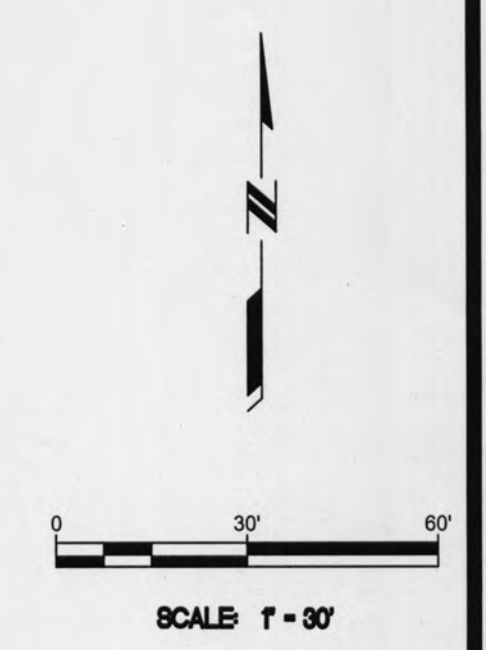
PHASE 3



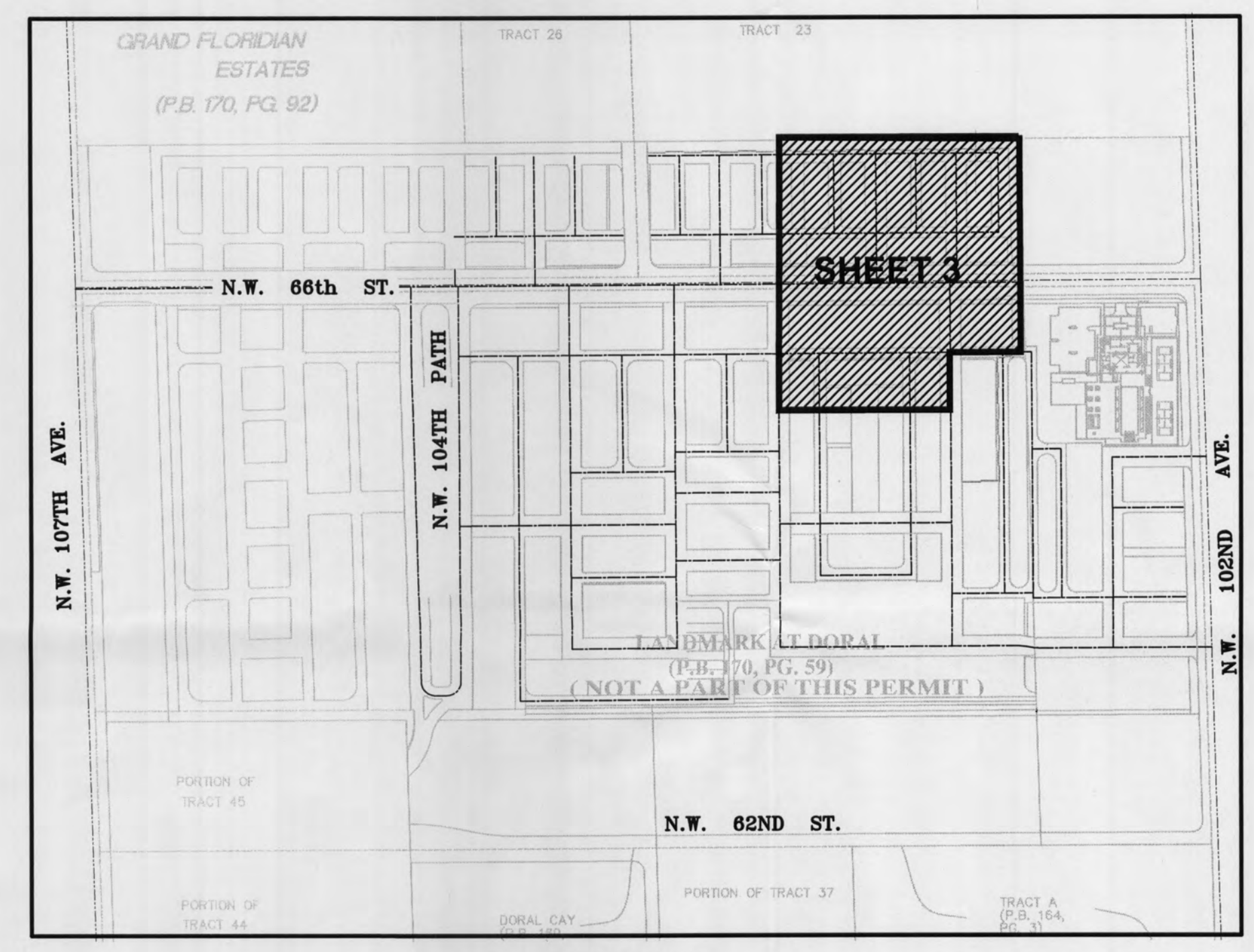
PHASE 3

MATCHLINE - FOR CONT. SEE SHEET 2 OF 4

MATCHLINE - FOR CONT. SEE SHEET 4 OF 4



COUNTY-WIDE LAND SURVEYORS, INC.
 LAND SURVEYORS - PLANNERS
 14241 S.W. 143 COURT
 MIAMI, FLORIDA 33186
 PH: 305.232.2340
 FX: 305.232.5386



KEYMAP
SCALE: 1"=300'

	BY: APP	REVISION COMMENTS	DATE	DATE	DATE
	D.P.I.G.	REVISED PER COMMENTS ENGINEER	4/14/18		
LANDMARK AT DORAL CENTRAL					
MIAMI-DADE, FLORIDA					
PAVING & DRAINAGE AS-BUILT PLAN					
SECTION 17, TWP. 53S, RGE. 40E					
PROJ. TYPE	PROJ. NO.	SECTION	DATE		
AS-BUILT	PAVING & DRAINAGE		3/16/18		
DRE PROJECT No:			2016-043		
SHEET No:			3 of 4		

RECEIVED
APR 10 2018
SFWMD REGULATION



Always call 811 two full business days before you dig. This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared and no other use or application without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

STRUCTURE TABLE with columns for STRUCTURE NAME and DETAILS. Includes structures S-01 through S-09.

STRUCTURE TABLE with columns for STRUCTURE NAME and DETAILS. Includes structures S-13 through S-24.

STRUCTURE TABLE with columns for STRUCTURE NAME and DETAILS. Includes structures S-25 through S-37.

STRUCTURE TABLE with columns for STRUCTURE NAME and DETAILS. Includes structures S-38 through S-48.

STRUCTURE TABLE with columns for STRUCTURE NAME and DETAILS. Includes structures S-49 through S-60.

STRUCTURE TABLE with columns for STRUCTURE NAME and DETAILS. Includes structures S-62 and S-63.

OUTLET CONTROL STRUCTURE TABLE with columns for STRUCTURE NAME and DETAILS. Includes structures OCS-10 through OCS-64.

PIPE TABLE with columns for PIPE NAME and DESCRIPTION. Includes pipes 02-01 through 07-08.

PIPE TABLE with columns for PIPE NAME and DESCRIPTION. Includes pipes 09-10 through 18-17.

PIPE TABLE with columns for PIPE NAME and DESCRIPTION. Includes pipes 19-20 through 28-29.

PIPE TABLE with columns for PIPE NAME and DESCRIPTION. Includes pipes 31-30 through 39-37.

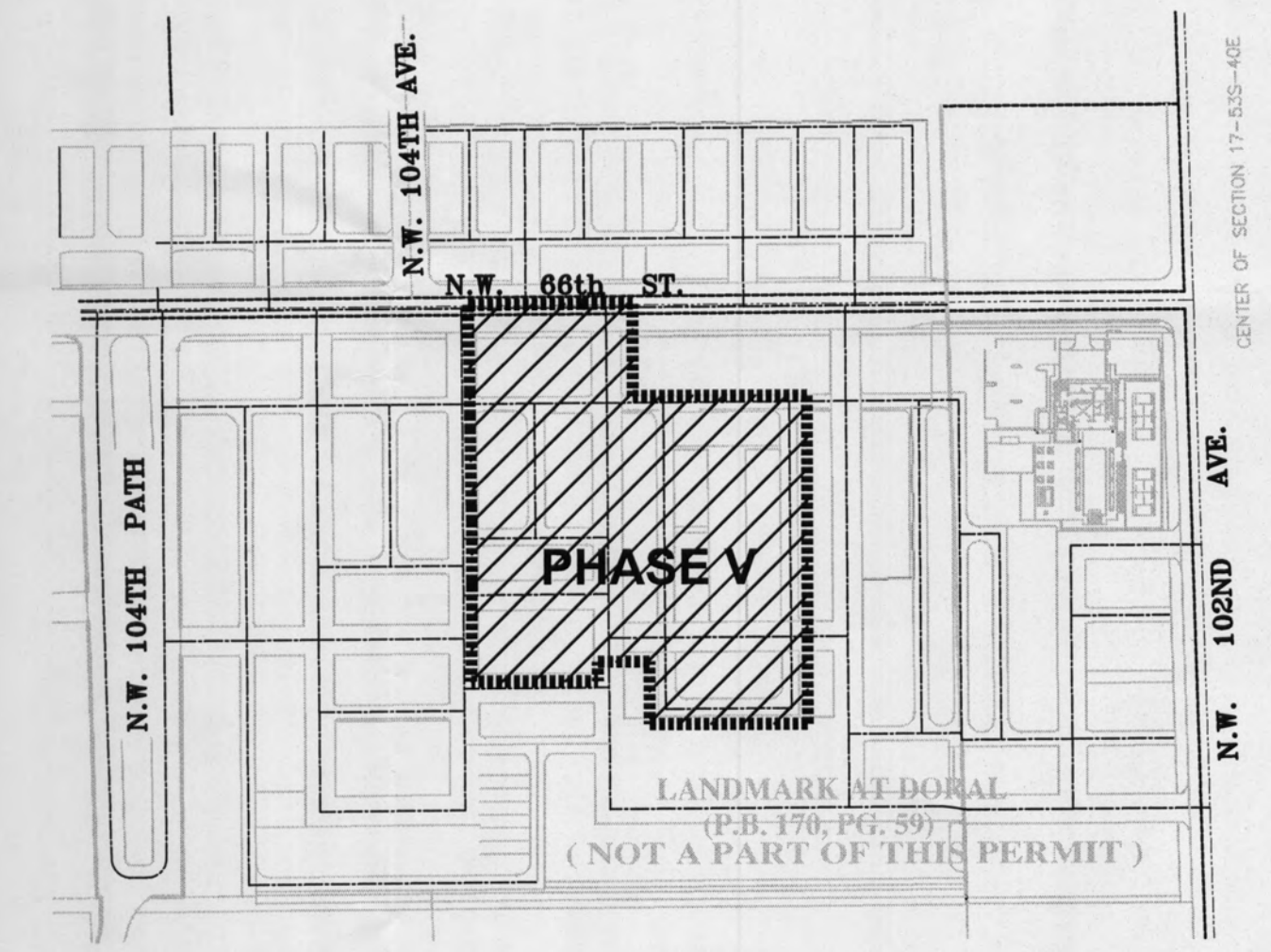
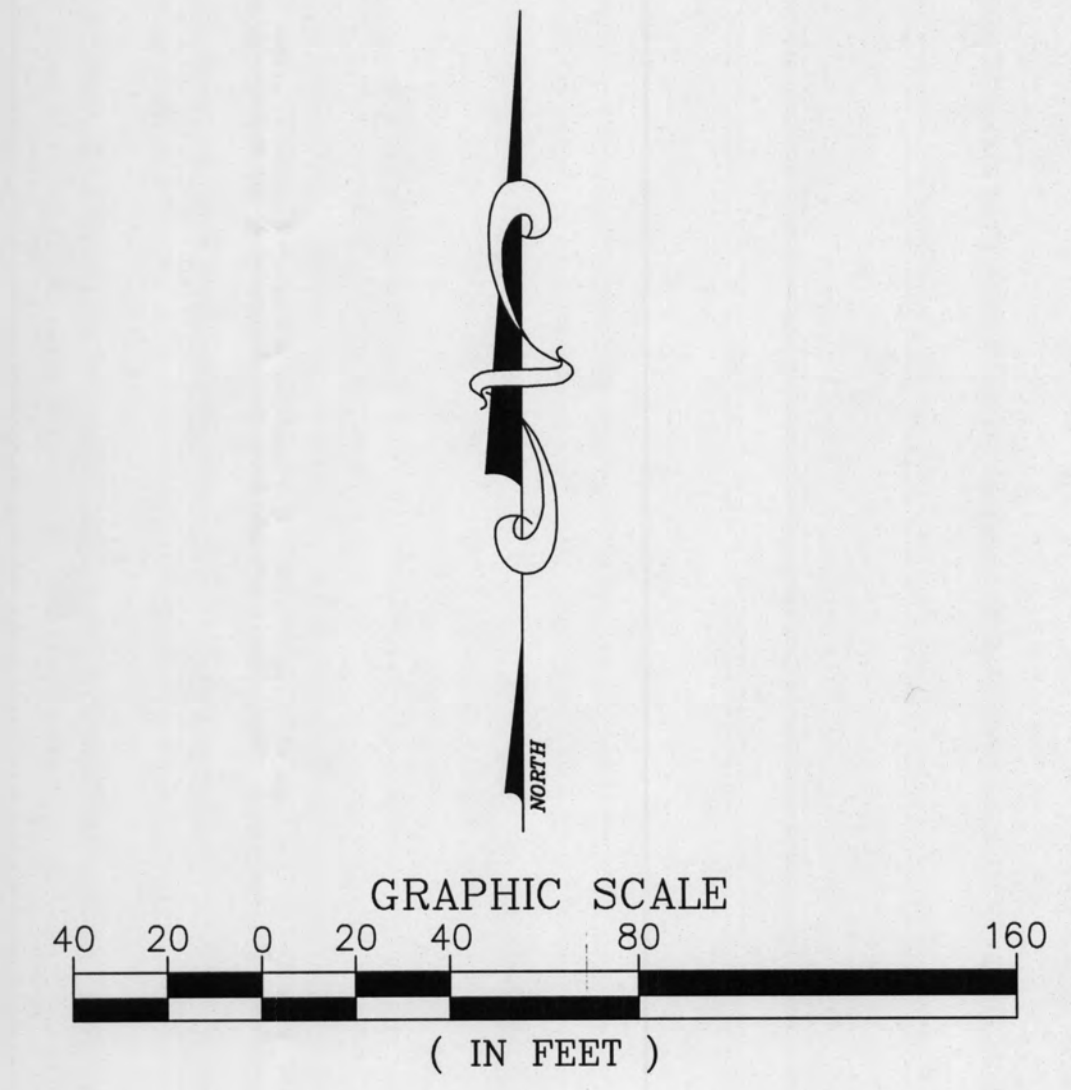
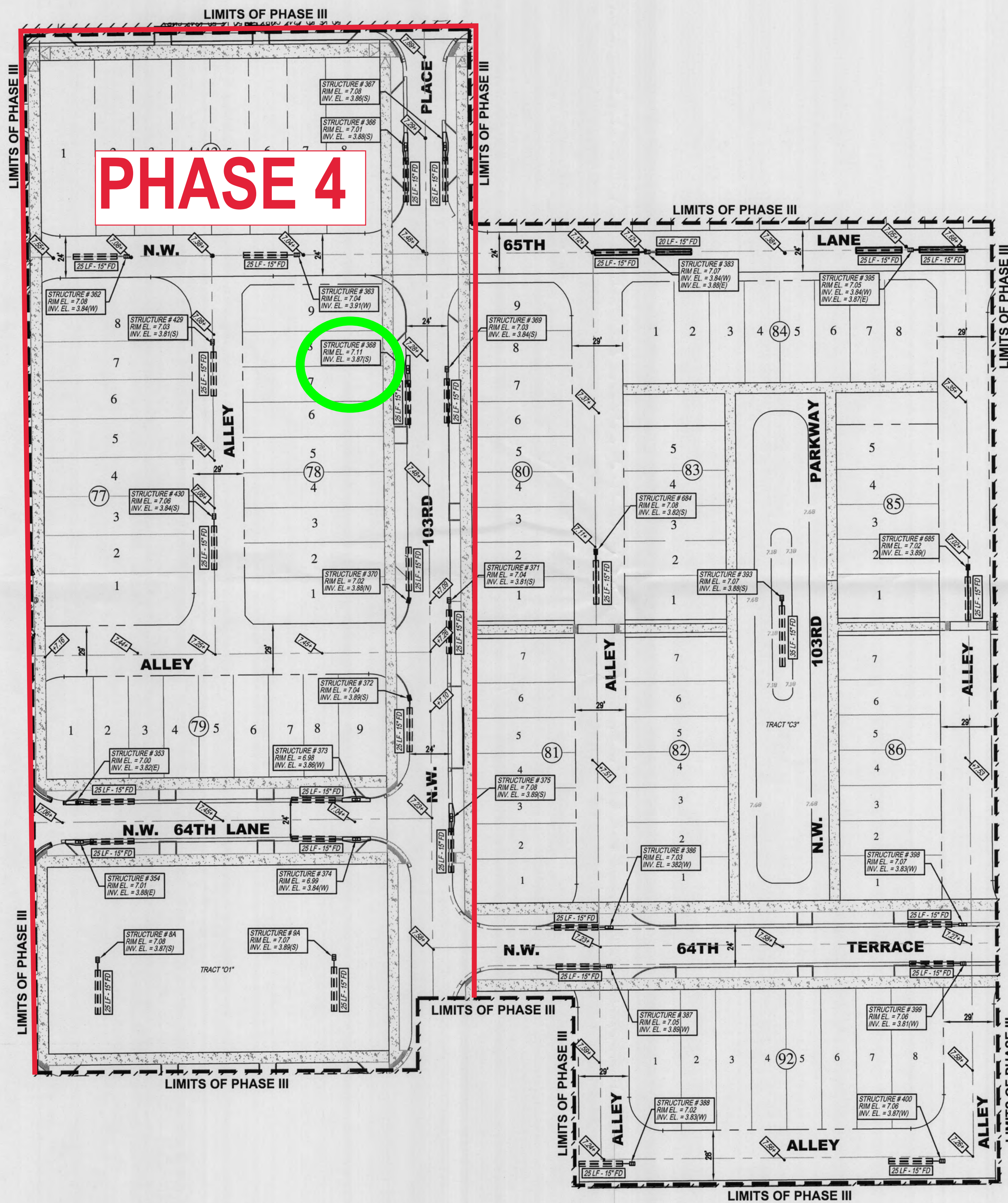
PIPE TABLE with columns for PIPE NAME and DESCRIPTION. Includes pipes 39-42 through 51-52.

PIPE TABLE with columns for PIPE NAME and DESCRIPTION. Includes pipes 51-53 through 63-62.

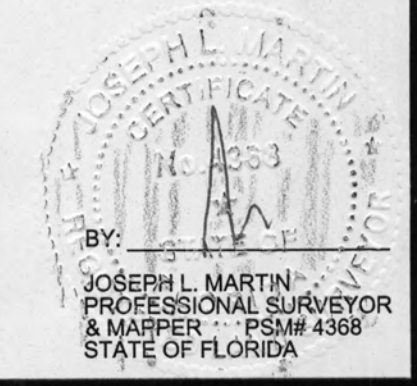
NON-STANDARD EXF. TRENCH and STANDARD EXF. TRENCH tables with columns for PIPE NAME and DESCRIPTION.

Project information including KHA PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY, and logos for Kimley-Horn and Sunshine811.com.

PHASE 4



RECEIVED
APR 10 2018
SFWMD REGULATION

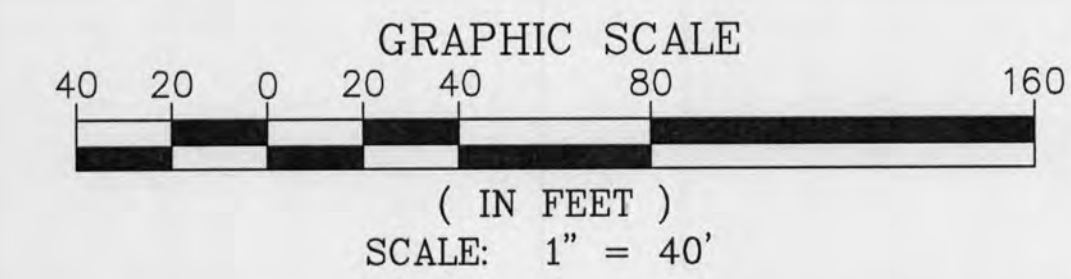


COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS - PLANNERS
 MIAMI, FLORIDA 33186
 14241 S.W. 43 COURT
 PH: 305.232.2340
 FX: 305.232.5386

LANDMARK AT DORAL PHASE V
 MIAMI-DADE, FLORIDA

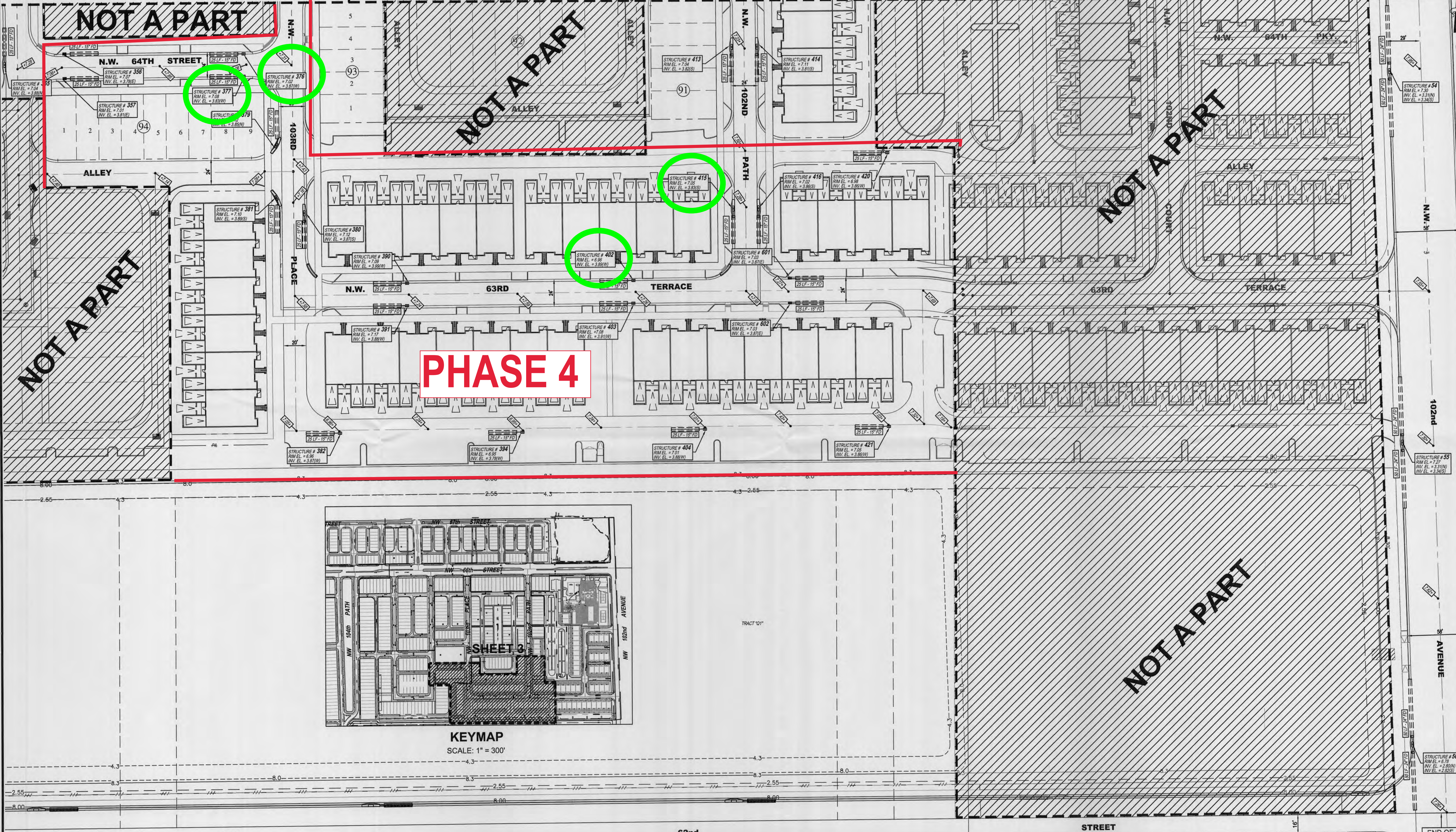
PROJ. TYPE	DATE	REVISION COMMENTS	BY	APP
AS-BUILT				
DRAINAGE				

DRAINAGE AS-BUILT PLAN
 W. 104th ST. - NW 158th ST.
 SECTION 17, TWP. 53S, RGE. 40E

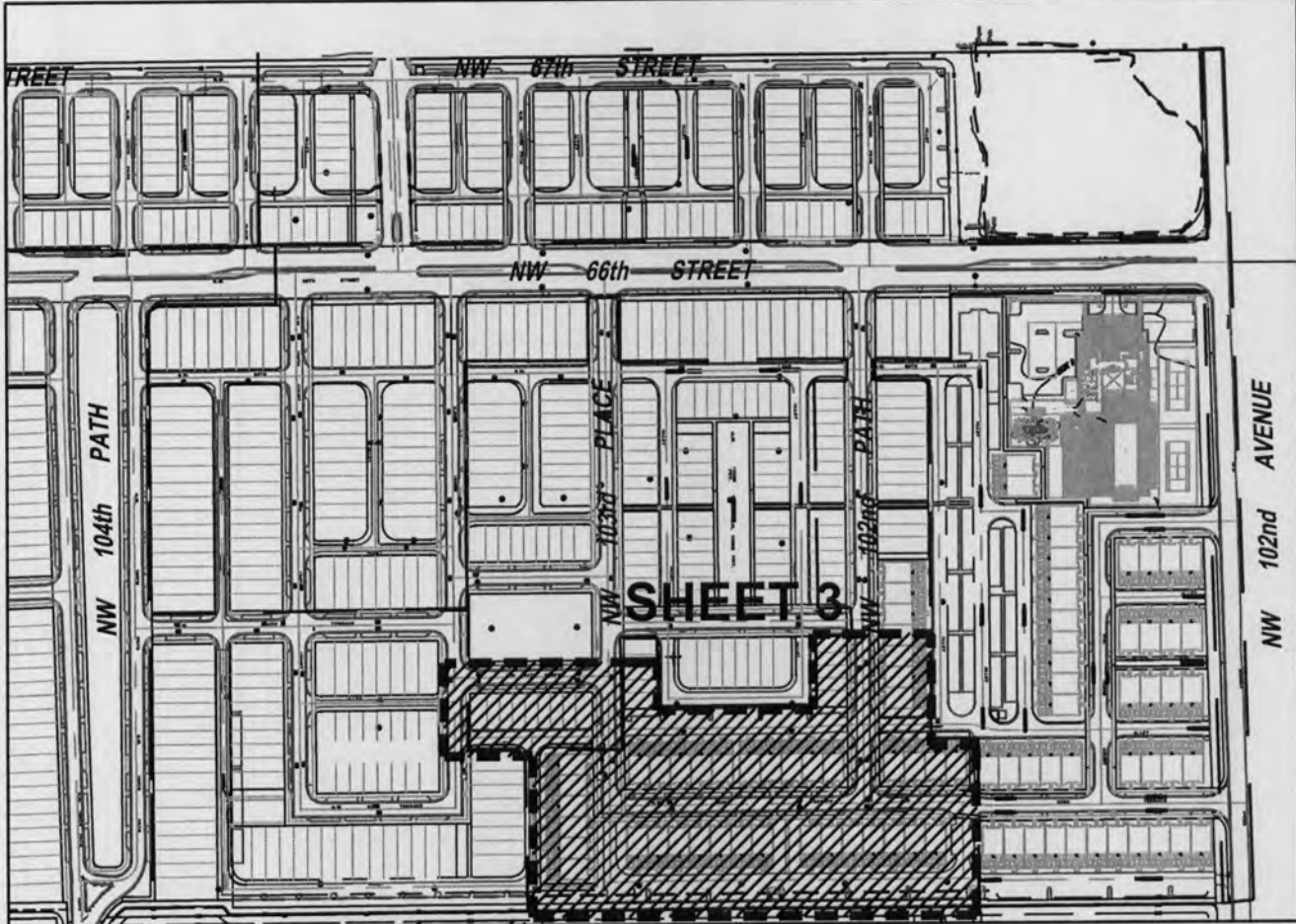


MATCH-LINE "B" FOR CONT. SEE (SHEET 2 OF 4)

MATCH-LINE "A" FOR CONT. SEE (SHEET 4 OF 4)



PHASE 4



KEYMAP
SCALE: 1" = 300'

COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS - PLANNERS
14241 S.W. 143 COURT MIAMI, FLORIDA 33186
PH: 305.232.2340
FX: 305.232.5366

LANDMARK AT DORAL PHASE III
MIAMI-DADE, FLORIDA

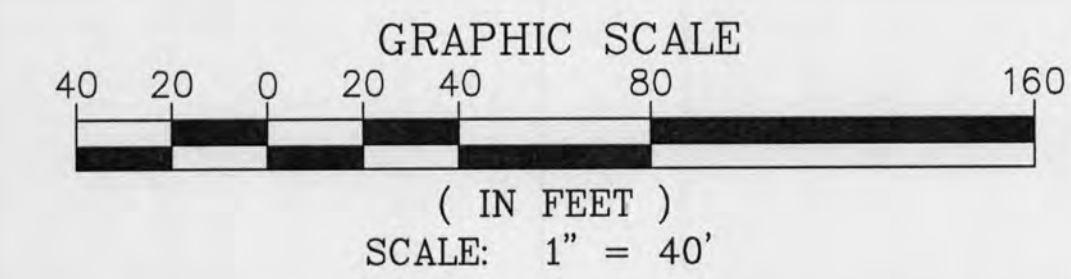
DRAINAGE AS-BUILT PLAN
W. 104th ST. - NW 158th ST.
SECTION 17, TWP. 53S, RGE. 40E

REVISION COMMENTS	DATE	BY	APP.
REVISION PER COMMENTS ENGINEER <td>4/14/18 <td> <td>D.P.O.G. </td></td></td>	4/14/18 <td> <td>D.P.O.G. </td></td>	<td>D.P.O.G. </td>	D.P.O.G.

RECEIVED
APR 10 2018
SFWMD REGULATION



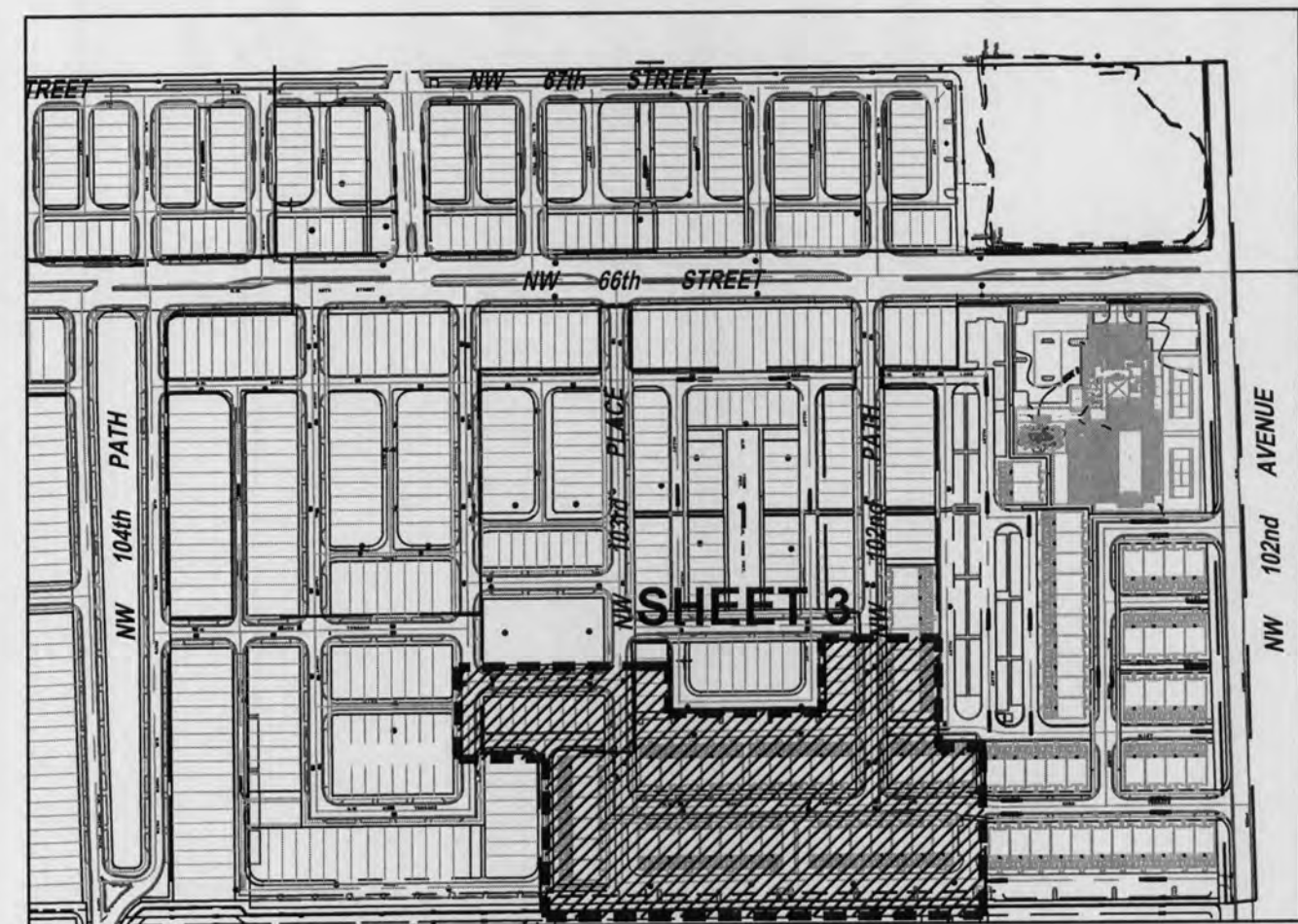
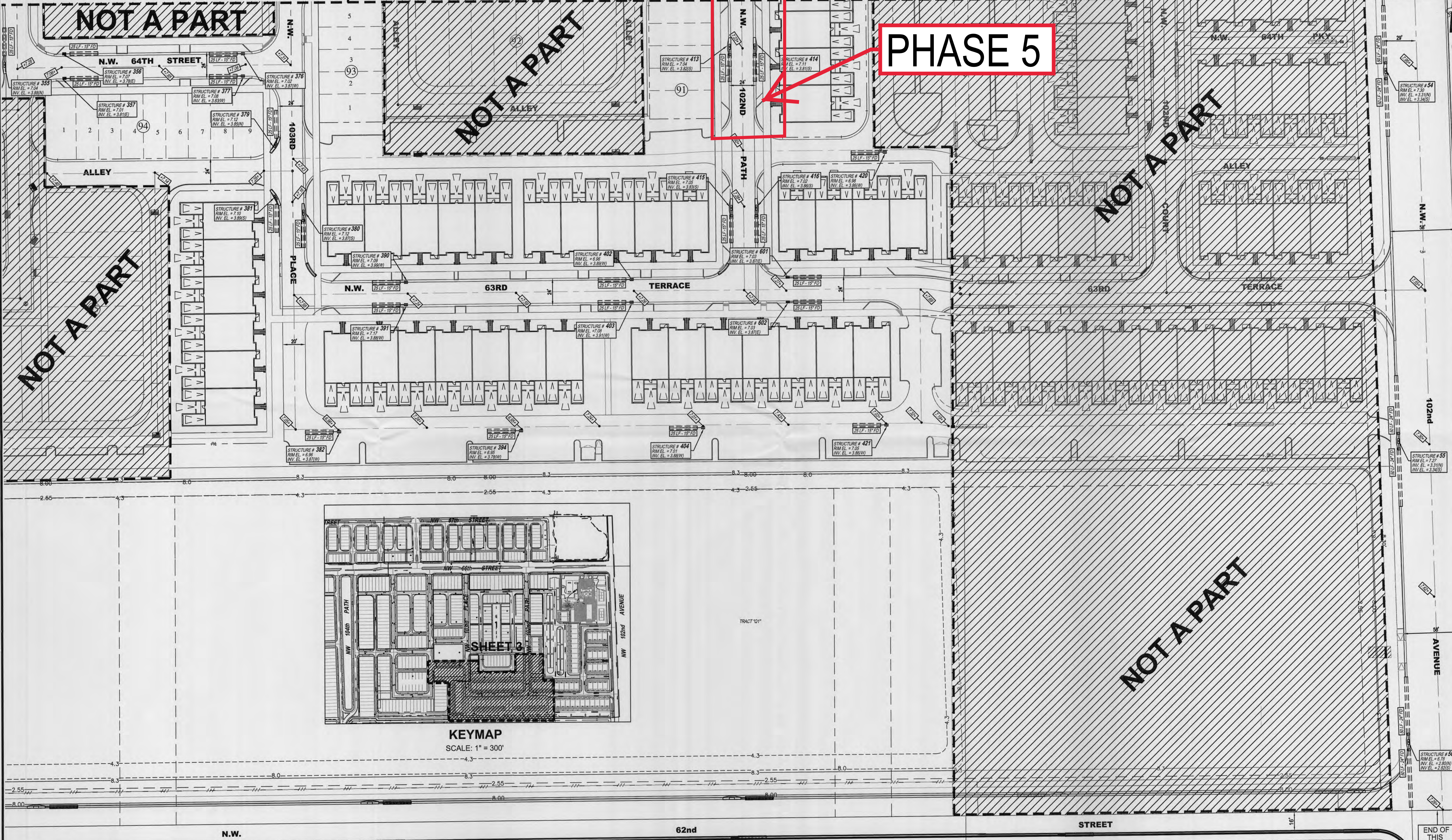
PHASE 5



MATCH-LINE "B" FOR CONT. SEE (SHEET 2 OF 4)

MATCH-LINE "A" FOR CONT. SEE (SHEET 4 OF 4)

PHASE 5



KEYMAP
SCALE: 1" = 300'

END OF THIS PROJECT

RECEIVED
APR 10 2018
SFWMD REGULATION

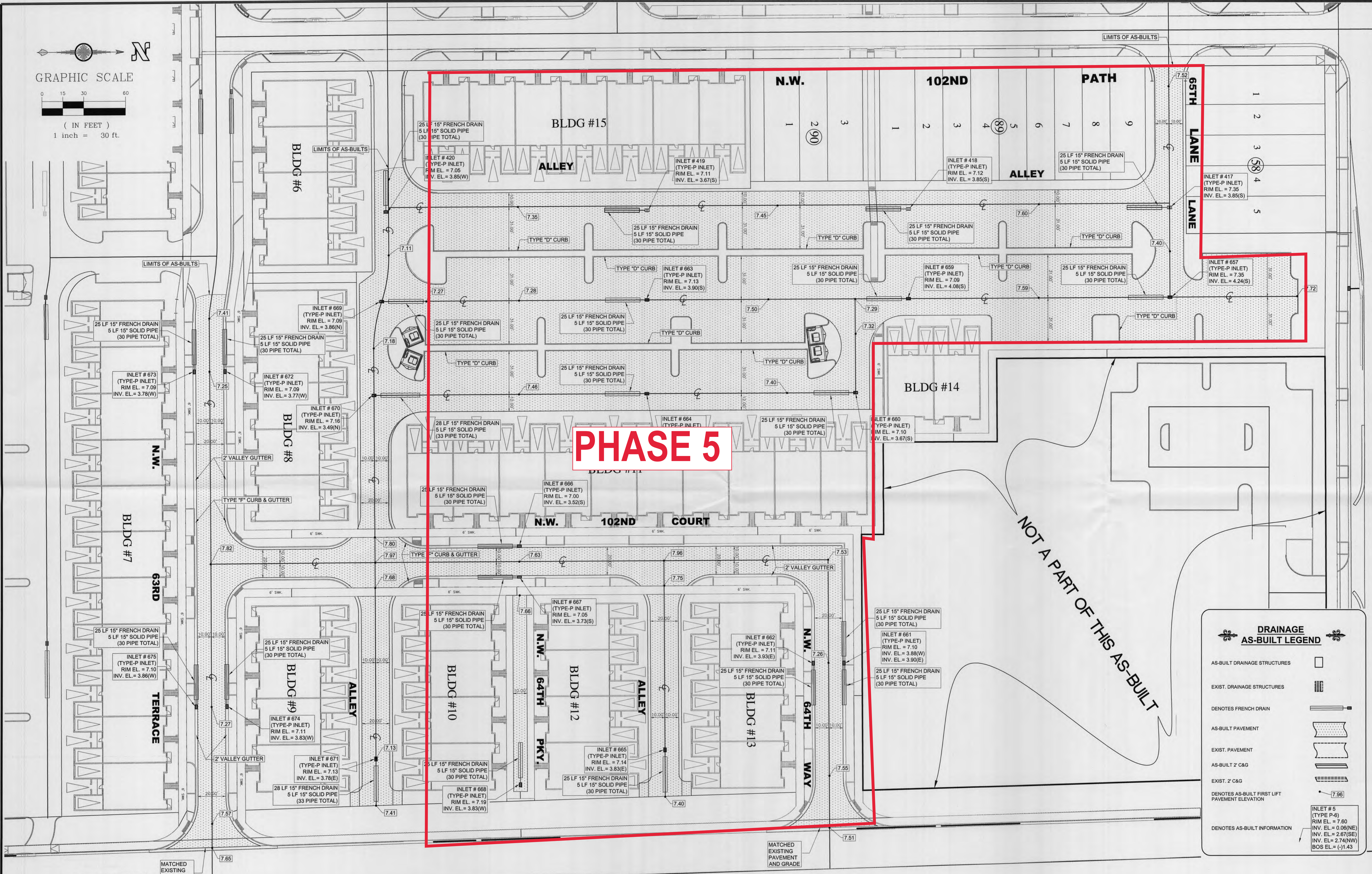
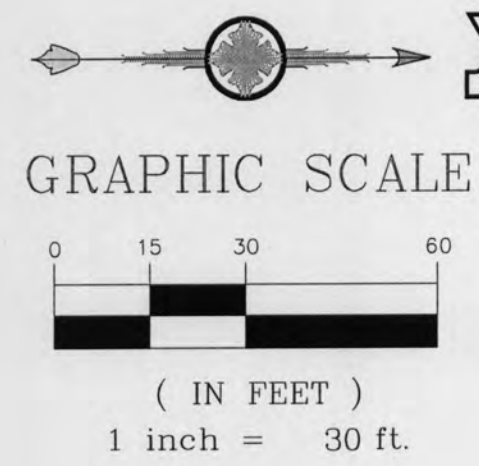


COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS - PLANNERS
14241 S.W. 143 COURT MIAMI, FLORIDA 33186
PH: 305.232.2340 FX: 305.232.5366

LANDMARK AT DORAL PHASE III
MIAMI-DADE, FLORIDA

SCALE:	AS SHOWN
SURVEYOR:	COUNTY-WIDE
DRAWN BY:	DEXTER
CHECKED BY:	O.G.
AS-BUILT:	DRAINAGE
DATE:	3 / 13 / 18
DRE PROJECT No:	2016-043
SHEET No:	3 of 4

BY APP	REVISION COMMENTS
D.P.O.G.	REVISED PER COMMENTS ENGINEER
DATE	4 / 14 / 18
PROJECT	DRAINAGE AS-BUILT PLAN
LOCATION	W. 104th ST. - NW 158th ST.
SECTION	SECTION 17, TWP. 53S, RGE. 40E



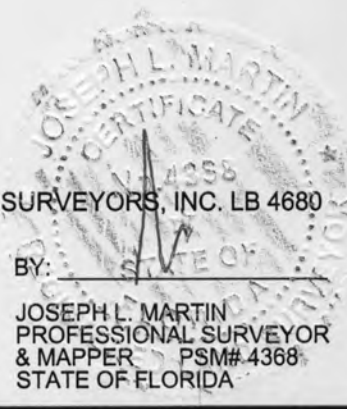
PHASE 5

NOT A PART OF THIS AS-BUILT

DRAINAGE AS-BUILT LEGEND	
AS-BUILT DRAINAGE STRUCTURES	[Symbol]
EXIST. DRAINAGE STRUCTURES	[Symbol]
DENOTES FRENCH DRAIN	[Symbol]
AS-BUILT PAVEMENT	[Symbol]
EXIST. PAVEMENT	[Symbol]
AS-BUILT 2" C&G	[Symbol]
EXIST. 2" C&G	[Symbol]
DENOTES AS-BUILT FIRST LIFT PAVEMENT ELEVATION	[Symbol]
DENOTES AS-BUILT INFORMATION	[Symbol]

NOTE
PAVEMENT AS-BUILT ELEVATIONS SHOWN ARE TO THE 1st LIFT, AN ADDITIONAL 3/4" WILL BE ADDED IN THE FUTURE BY THE DEVELOPER.

RECEIVED
APR 10 2018
SFWM REGULATION



LANDMARK AT DORAL (PHASE 7)	
MIAMI-DADE COUNTY, FLORIDA	
PROJECT NAME	DRAINAGE AS-BUILT PLAN
DATE	4 / 4 / 18
BY APP	REVISION COMMENTS
D.P.O.G.	REVISED PER COMMENTS ENGINEER
SCALE	AS SHOWN
SURVEYOR	COUNTY-WIDE
DRAWN BY	DEXTER
CHECKED BY	O.G.
AS-BUILT	DRAINAGE
DATE	03-14-18
DRE PROJECT No.	2015-063
SHEET No.	2 of 2

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3E111



PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Landmark at Doral CDD % Wrathell, Hunt & Associates	PROJECT NAME: Landmark at Doral CDD
BUSINESS ADDRESS: 2300 Glades Road, Suite 410W Boca Raton, FL 33431	PROJECT LOCATION: 10220 NW 66th St, Doral, FL 33178
CONTACT: Management	DATE: April 6, 2026

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Supply and Installation of twenty four (24) baffles missing or damaged within Phase 4.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$9,840.00

Nine Thousand Eight Hundred Forty Dollars and 00/100 Cents

TERMS: Net 30

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3 E I V



PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Landmark at Doral CDD % Wrathell, Hunt & Associates	PROJECT NAME: Landmark at Doral CDD
BUSINESS ADDRESS: 2300 Glades Road, Suite 410W Boca Raton, FL 33431	PROJECT LOCATION: 10220 NW 66th St, Doral, FL 33178
CONTACT: Management	DATE: April 6, 2026

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Vac-Con combination sewer cleaner and special jetline attachments to remove roots present in structures 209, 210, 211, 216, 265 and 617 located in Phase 1. Additionally remove concrete from french drain connected to structure 368 in Phase 4.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$3,500.00

Three Thousand Five Hundred Dollars and 00/100 Cents

TERMS: Net 30

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3EV



PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

DRAINAGE INFRASTRUCTURE IMPROVEMENT WORK

PROPOSAL SUBMITTED TO: Landmark at Doral CDD % Wrathell, Hunt & Associates	PROJECT NAME: Landmark at Doral CDD
BUSINESS ADDRESS: 2300 Glades Road, Suite 410W Boca Raton, FL 33431	PROJECT LOCATION: Multiples Locations (12 areas)
CONTACT: Management	DATE: April 6, 2026

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: All labor, equipment and materials required to repair pipeline sections damaged at structures 207, 213, 233, 226 and 240 within Phase 1; 376, 377, 402 and 415 within Phase 4; 407, 409 and 410 within Phase 5. Total 12 locations. Contractor will run permit, District responsible for City and County permit fees. Engineering Plans by others.

Our scope of work for each location will include the following:

- **Maintenance of Traffic (MOT):**
We will provide and maintain MOT at each location for all phases of work to ensure safe vehicular and pedestrian traffic control throughout construction.
- **Excavation & Exposure:**
Sawcut and remove existing asphalt and valley gutter as required. Excavate to expose approximately fifteen (15) linear feet of existing exfiltration drainage pipe at an approximate depth of five (5) feet.
- **Exfiltration Pipe Repair:**
Remove and replace the damaged section of exfiltration pipe, including all necessary fittings, couplings, and connections to existing piping. Installation will include proper bedding and alignment to ensure proper system functionality.
- **Backfill & Compaction:**
Backfill trench with suitable material and compact in lifts to meet required compaction standards and prevent settlement. Density test.
- **Valley Gutter Restoration:**
Form and pour new concrete valley gutter to match existing grades, elevations, and drainage flow lines.

- Asphalt Restoration:
Restore asphalt within the work area (approximately 35' x 12') including preparation of subgrade/base and placement of asphalt in lifts to match existing pavement sections.
- Striping; Temporary & Thermoplastic striping as existing
- Site Cleanup:
Remove all debris and excess materials, leaving each location clean and ready for use upon completion.
- CCTV inspection of all sections to provide before and after for client.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$170,000.00.

One Hundred Seventy Thousand Dollars and 00/100 Cents

TERMS: Net 30

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Landmark at Doral Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: _____, 2026

HOUR: 4:00 p.m.

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

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

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

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

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

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

PASSED AND ADOPTED THIS 15TH DAY OF APRIL, 2026.

ATTEST:

**LANDMARK AT DORAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Proposed Budget

Exhibit A: Fiscal Year 2026/2027 Proposed Budget

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
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Debt Service Fund Budget - Series 2016	6
Bond Amortization Table - Series 2016	7
Debt Service Fund Budget - Series 2019	8
Bond Amortization Table - Series 2019 Senior Bonds	9
Bond Amortization Table - Series 2019 Subordinated Bonds	10
Assessment Summary	11

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 919,750				\$ 918,807
Allowable discounts (4%)	(36,790)				(36,752)
Assessment levy: net	882,960	\$ 787,559	\$ 95,401	\$ 882,960	882,055
Interest and miscellaneous	-	38	-	38	-
Total revenues	882,960	787,597	95,401	882,998	882,055
EXPENDITURES					
Professional & administrative					
Supervisors	4,304	1,292	3,012	4,304	4,304
Management/accounting/recording	43,796	18,248	25,548	43,796	43,796
Legal general counsel	24,000	14,558	9,442	24,000	22,500
Engineering	28,500	3,788	15,500	19,288	15,500
Audit	9,100	-	9,100	9,100	9,400
Accounting services - debt service	5,305	2,210	3,095	5,305	5,305
Assessment roll preparation	11,395	4,748	6,647	11,395	11,395
Arbitrage rebate calculation	1,500	750	750	1,500	1,500
Dissemination agent	3,500	1,458	2,042	3,500	3,500
Trustee	8,832	4,246	4,586	8,832	8,832
Postage	500	31	469	500	500
Printing & binding	500	208	292	500	500
Legal advertising	3,000	544	2,456	3,000	3,000
Office supplies	500	232	268	500	500
Annual district filing fee	175	175	-	175	175
Insurance: general liability	7,878	7,896	-	7,896	8,685
Insurance: property	30,639	29,347	-	29,347	27,880
Website	705	705	-	705	705
ADA website compliance	210	145	-	145	210
Contingencies	1,000	458	542	1,000	3,500
Total professional & administrative	185,339	91,039	83,749	174,788	171,687

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026		
Field operations					
Field operations management	38,400	-	38,400	38,400	38,400
Conservation area inspections	3,600	-	3,600	3,600	3,600
Wetlands planting & earthwork	4,500	-	4,500	4,500	4,500
Wetlands vegetation trimming	7,500	-	7,500	7,500	7,500
Conservation area management services	4,500	1,875	2,625	4,500	4,500
Landscape maintenance & irrigation	305,388	130,620	174,768	305,388	305,388
Irrigation - rust services	27,840	6,960	20,880	11,500	27,840
Landscape irrigation repairs	15,000	4,870	10,130	15,000	27,000
Lake maintenance	1,500	625	875	1,500	1,500
Fountains - O&M	13,200	6,900	6,300	13,200	13,200
Fence repairs	2,500	-	-	-	1,500
Environmental investigation	26,250	12,951	13,299	26,250	26,250
Annual permits	2,150	-	2,150	2,150	2,150
Sidewalk repairs	5,000	-	2,500	2,500	2,500
Roadway maintenance	2,500	-	-	-	2,500
Signage repairs	30,125	-	15,000	15,000	1,500
Security - Rover and cameras	66,240	16,560	49,680	66,240	66,240
Pressure washing	17,000	16,150	-	16,150	21,500
Drainage system maintenance	90,000	18,443	71,557	90,000	165,000
Holiday Lights	19,500	6,239	-	6,239	19,500
Utilities - irrigation fountains	12,000	-	12,000	12,000	12,000
Utilities - electric	2,500	-	2,500	2,500	2,500
Utilities - street lights	12,000	-	12,000	12,000	12,000
Contingencies	7,500	-	7,500	7,500	5,000
Total field operations	<u>716,693</u>	<u>222,193</u>	<u>419,364</u>	<u>625,217</u>	<u>773,568</u>
Other fees and charges					
Property appraiser & tax collector	9,198	8,080	1,118	9,198	9,188
Total other fees and charges	<u>9,198</u>	<u>8,080</u>	<u>1,118</u>	<u>9,198</u>	<u>9,188</u>
Total expenditures	<u>911,230</u>	<u>321,312</u>	<u>504,231</u>	<u>809,203</u>	<u>954,443</u>
Excess/(deficiency) of revenues over/(under) expenditures	(28,270)	466,285	(408,830)	73,795	(72,388)
Fund balance - beginning (unaudited)	<u>365,468</u>	<u>296,929</u>	<u>763,214</u>	<u>296,929</u>	<u>370,724</u>
Fund balance - ending (projected)					
Assigned					
3 months working capital	233,716	233,716	233,716	233,716	245,125
Doral Cay stormwater	34,067	34,067	34,067	34,067	34,067
Unassigned	69,415	495,431	86,601	102,941	19,144
Fund balance - ending (projected)	<u>\$ 337,198</u>	<u>\$ 763,214</u>	<u>\$ 354,384</u>	<u>\$ 370,724</u>	<u>\$ 298,336</u>

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 4,304
Management/accounting/recording	43,796
<p>Wrathell, Hunt and Associates, LLC, specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.</p>	
Legal general counsel	22,500
<p>Billing, Cochran, Lyles, Mauro & Ramsey, P.A., provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	15,500
<p>Alvarez Engineers, Inc., provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	9,400
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.</p>	
Accounting services - debt service	5,305
Assessment roll preparation	11,395
<p>The District may collect its annual operating and debt service assessment through direct off-roll assessment billing to landowners and/or placement of assessments on the annual real estate tax bill from the county's tax collector. The District's contract for financial services with Wrathell, Hunt and Associates, LLC, includes assessment roll preparation. The District anticipates all funding through direct off-roll assessment billing to landowners.</p>	
Arbitrage rebate calculation	1,500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent fees	3,500
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.</p>	
Trustee	8,832
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, checks, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	3,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	

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

EXPENDITURES (continued)

Office supplies	500
Accounting and administrative supplies.	
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Insurance: general liability	8,685
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	
Insurance: property	27,880
Website	705
District website per bondholder request.	
ADA website compliance	210
Contingencies	3,500
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	

Field operations

Field operations management	38,400
Conservation area inspections	3,600
Monitoring reports are prepared by RS Environmental.	
Wetlands planting & earthwork	4,500
Replanting existing wetlands landscaping as necessary	
Wetlands vegetation trimming	7,500
Wetlands vegetation trimming at 62nd St, 104th Path and 102nd Ave	
Conservation area management services	4,500
The area management services is for maintenance of the preservation area being done	
Labor, equipment, clean up, disposal, transfer of plantings, install of pavers, furniture.	
Fence repairs	1,500
The fence repair budget is a contingency item in case repairs are needed.	
Landscape maintenance & irrigation	305,388
Caring of lawns, shrubs, beds, annuals, irrigation, trees, palms, mulch and overall health	
Irrigation - rust services	27,840
Landscape irrigation repairs	27,000
Irrigation repairs in excess of agreement	
Lake maintenance	1,500
Monthly maintenance -ECOBBLUE	
Fountains - O&M	13,200
Monthly contract at 350 for both fountains per month plus one time paint and repair cost.	
Environmental investigation	26,250
Consulting agreement for DERM related services, reporting and groundwater sampling of the NE lake	
Annual permits	2,150
Sidewalk repairs	2,500
Maintenance and repair of CDD-owned sidewalks	
Roadway maintenance	2,500
Security- Rover and Cameras	66,240
General maintenance (e.g., sidewalk spray, etc.)	

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

EXPENDITURES (continued)

Signage repairs	1,500
Pedestrian crossing and miscellaneous signage	
Pressure washing	21,500
Drainage system maintenance	
A 5-year program is recommended, where 20% of the system is serviced every year, so at the end of the 5th year 100% of the system has been serviced. draingage repairs and contingency added due to FY26 repair coast. phase 2 this year phase 3 fy28	165,000
Holiday Lights	19,500
Utilities - irrigation fountains	12,000
Utilities - electric	2,500
Electric costs for NW 66th median lights, NW 104th Path street lights,	
Utilities - street lights	12,000
Lease and maintenance of 60 street light poles on NW 104th Path	
Contingencies	5,000
Other fees and charges	
Property appraiser	
The property appraiser's fee is 0.5%.	9,188
Total expenditures	<u><u>\$954,443</u></u>

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 189,631				\$ 189,631
Allowable discounts (4%)	(7,585)				(7,585)
Assessment levy: net	182,046	\$ 162,408	\$ 19,638	\$ 182,046	182,046
Interest	-	2,699	-	2,699	-
Total revenues	182,046	165,107	19,638	184,745	182,046
EXPENDITURES					
Debt service					
Principal	67,000	-	67,000	67,000	70,000
Interest	114,730	57,365	57,365	114,730	111,548
Total debt service	181,730	57,365	124,365	181,730	181,548
Other fees & charges					
Property appraiser & tax collector	1,896	1,666	230	1,896	1,896
Total other fees & charges	1,896	1,666	230	1,896	1,896
Total expenditures	183,626	59,031	124,595	183,626	183,444
Excess/(deficiency) of revenues over/(under) expenditures	(1,580)	106,076	(104,957)	1,119	(1,398)
Fund balance:					
Beginning fund balance (unaudited)	194,679	200,682	306,758	200,682	201,801
Ending fund balance (projected)	<u>\$ 193,099</u>	<u>\$ 306,758</u>	<u>\$ 201,801</u>	<u>\$ 201,801</u>	<u>200,403</u>
Use of fund balance:					
Debt service reserve account balance (required)					(90,588)
Interest expense - November 1, 2027					(54,111)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 55,704</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			57,365.00	57,365.00	2,353,000.00
05/01/26	67,000.00	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	35,087.50	147,087.50	1,303,000.00
11/01/37			32,427.50	32,427.50	1,303,000.00
05/01/38	118,000.00	4.750%	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	5.000%	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	5.000%	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	5.000%	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	5.000%	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	5.000%	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	5.000%	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	5.000%	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	5.000%	4,375.00	179,375.00	-
Total	2,353,000.00		1,477,285.00	3,830,285.00	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 1,130,545				\$ 1,124,042
Allowable discounts (4%)	(45,222)				(44,962)
Assessment levy: net	1,085,323	\$ 967,134	\$ 118,189	\$ 1,085,323	1,079,080
Interest	-	17,570	-	17,570	-
Total revenues	<u>1,085,323</u>	<u>984,704</u>	<u>118,189</u>	<u>1,102,893</u>	<u>1,079,080</u>
EXPENDITURES					
Debt service					
Principal	700,000	-	700,000	700,000	725,000
Interest	360,163	180,081	180,082	360,163	338,413
Total debt service	<u>1,060,163</u>	<u>180,081</u>	<u>880,082</u>	<u>1,060,163</u>	<u>1,063,413</u>
Other fees & charges					
Property appraiser & tax collector	11,306	9,922	1,384	11,306	11,240
Total other fees & charges	<u>11,306</u>	<u>9,922</u>	<u>1,384</u>	<u>11,306</u>	<u>11,240</u>
Total expenditures	<u>1,071,469</u>	<u>190,003</u>	<u>881,466</u>	<u>1,071,469</u>	<u>1,074,653</u>
Excess/(deficiency) of revenues over/(under) expenditures	13,854	794,701	(763,277)	31,424	4,427
Fund balance:					
Beginning fund balance (unaudited)	1,160,166	1,201,585	1,996,286	1,201,585	1,233,009
Ending fund balance (projected)	<u>\$1,174,020</u>	<u>\$ 1,996,286</u>	<u>\$ 1,233,009</u>	<u>\$ 1,233,009</u>	<u>1,237,436</u>
Use of fund balance:					
Debt service reserve account balance (required)					(528,300)
Interest expense - November 1, 2027					(157,947)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 551,189</u>

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	7,875,000.00		1,753,200.00	9,628,200.00	

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/25			61,956.25	61,956.25	3,265,000.00
05/01/26	200,000.00	3.375%	61,956.25	261,956.25	3,065,000.00
11/01/26			58,581.25	58,581.25	3,065,000.00
05/01/27	205,000.00	3.375%	58,581.25	263,581.25	2,860,000.00
11/01/27			55,121.88	55,121.88	2,860,000.00
05/01/28	215,000.00	3.375%	55,121.88	270,121.88	2,645,000.00
11/01/28			51,493.75	51,493.75	2,645,000.00
05/01/29	220,000.00	3.375%	51,493.75	271,493.75	2,425,000.00
11/01/29			47,781.25	47,781.25	2,425,000.00
05/01/30	230,000.00	3.375%	47,781.25	277,781.25	2,195,000.00
11/01/30			43,900.00	43,900.00	2,195,000.00
05/01/31	240,000.00	4.000%	43,900.00	283,900.00	1,955,000.00
11/01/31			39,100.00	39,100.00	1,955,000.00
05/01/32	245,000.00	4.000%	39,100.00	284,100.00	1,710,000.00
11/01/32			34,200.00	34,200.00	1,710,000.00
05/01/33	255,000.00	4.000%	34,200.00	289,200.00	1,455,000.00
11/01/33			29,100.00	29,100.00	1,455,000.00
05/01/34	270,000.00	4.000%	29,100.00	299,100.00	1,185,000.00
11/01/34			23,700.00	23,700.00	1,185,000.00
05/01/35	280,000.00	4.000%	23,700.00	303,700.00	905,000.00
11/01/35			18,100.00	18,100.00	905,000.00
05/01/36	290,000.00	4.000%	18,100.00	308,100.00	615,000.00
11/01/36			12,300.00	12,300.00	615,000.00
05/01/37	300,000.00	4.000%	12,300.00	312,300.00	315,000.00
11/01/37			6,300.00	6,300.00	315,000.00
05/01/38	315,000.00	4.000%	6,300.00	321,300.00	-
Total	3,265,000.00		963,268.76	4,228,268.76	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
<u>North Parcel</u>					
TH/Flat (Condo)	276	\$ 590.50	\$ 1,300.65	\$ 1,891.15	\$ 1,891.15
TH 1 (Large)	89	590.50	1,630.15	2,220.65	2,220.65
TH 2 (Small)	390	590.50	1,589.69	2,180.19	2,180.19
Total	755				
<u>East Parcel</u>					
TH/Flat (Condo)	132	590.50	1,436.60	2,027.10	2,027.10
Total	132				
<u>South Parcel</u>					
Commercial	37.981	590.50	-	590.50	590.50
Apartments	631	590.50	-	590.50	590.50
Total	668.981				

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2026-05

A RESOLUTION OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2026/2027 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

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

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

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2026/2027 as provided on the schedule attached hereto as **Exhibit A**.

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

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

PASSED AND ADOPTED this 15th day of April, 2026.

Attest:

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE		
LOCATION		
<i>Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2026	Regular Meeting	4:00 PM
November 18, 2026	Regular Meeting	4:00 PM
December 16, 2026	Regular Meeting	4:00 PM
January 20, 2027	Regular Meeting	4:00 PM
February 17, 2027	Regular Meeting	4:00 PM
March 17, 2027	Regular Meeting	4:00 PM
April 21, 2027	Regular Meeting	4:00 PM
May 19, 2027	Regular Meeting	4:00 PM
June 16, 2027	Regular Meeting	4:00 PM
July 21, 2027	Regular Meeting	4:00 PM
August 18, 2027	Regular Meeting	4:00 PM
September 15, 2027	Regular Meeting	4:00 PM

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

6

**CONSENT
AGENDA**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

6A

**CONSENT
AGENDA**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2026**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2026**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2016	Debt Service Series 2019	Capital Projects Series 2016	
ASSETS					
Cash - SunTrust	\$ 762,039	\$ -	\$ -	\$ -	\$ 762,039
Investments					
Revenue	-	202,470	1,469,221	-	1,671,691
Reserve	-	104,196	528,300	-	632,496
Principal	-	-	1	-	1
Construction	-	92	-	13,806	13,898
Due from debt service 2019	1,236	-	-	-	1,236
Due from Merged	896	-	6,178	-	7,074
Total assets	<u>\$ 764,171</u>	<u>\$ 306,758</u>	<u>\$ 2,003,700</u>	<u>\$ 13,806</u>	<u>\$ 3,088,435</u>
LIABILITIES					
Liabilities					
Due to other funds					
Due to general fund	\$ -		\$ 1,236	\$ -	\$ 1,236
Taxes payable	61	-	-	-	61
Accrued contracts payable	-	-	-	11,500	11,500
Total liabilities	<u>61</u>	<u>-</u>	<u>1,236</u>	<u>11,500</u>	<u>12,797</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred receipts	896	-	6,178	-	7,074
Total deferred inflows of resources	<u>896</u>	<u>-</u>	<u>6,178</u>	<u>-</u>	<u>7,074</u>
Fund balances					
Restricted for:					
Debt service	-	306,758	1,996,286	-	2,303,044
Capital projects	-	-	-	2,306	2,306
Assigned					
3 months working capital	233,716	-	-	-	233,716
Doral Cay stormwater	34,067	-	-	-	34,067
Unassigned	495,431	-	-	-	495,431
Total fund balances	<u>763,214</u>	<u>306,758</u>	<u>1,996,286</u>	<u>2,306</u>	<u>3,068,564</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 764,171</u>	<u>\$ 306,758</u>	<u>\$ 2,003,700</u>	<u>\$ 13,806</u>	<u>\$ 3,088,435</u>

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 20,282	\$ 786,913	\$ 882,017	89%
Assessment levy: on-roll FY 22	18	646	943	69%
Interest & miscellaneous	6	38	-	N/A
Total revenues	<u>20,306</u>	<u>787,597</u>	<u>882,960</u>	89%
EXPENDITURES				
Professional & administrative				
Supervisors	646	1,292	4,304	30%
Management/accounting/recording	3,650	18,248	43,796	42%
Legal - general counsel	2,483	14,558	24,000	61%
Engineering	549	3,788	28,500	13%
Audit	-	-	9,100	0%
Accounting services - debt service	442	2,210	5,305	42%
Assessment roll preparation	950	4,748	11,395	42%
Arbitrage rebate calculation	-	750	1,500	50%
Dissemination agent	292	1,458	3,500	42%
Trustee	-	4,246	8,832	48%
Postage & reproduction	-	31	500	6%
Printing & binding	42	208	500	42%
Legal advertising	-	544	3,000	18%
Office supplies	-	232	500	46%
Annual district filing fee	-	175	175	100%
Insurance: general liability	-	7,896	7,878	100%
Insurance: property	-	29,347	30,639	96%
ADA website compliance	-	145	210	69%
Website	-	705	705	100%
Contingencies	96	458	1,000	46%
Total professional & administrative	<u>9,150</u>	<u>91,039</u>	<u>185,339</u>	49%

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Field operations				
Field operations management	-	-	38,400	0%
Conservation area inspections	-	-	3,600	0%
Wetlands planting and earthwork	-	-	4,500	0%
Wetland vegetation trimming	-	-	7,500	0%
Irrigation rust service	-	6,960	27,840	25%
Landscape maintenance & irrigation	-	130,620	305,388	43%
Lake maintenance	125	625	1,500	42%
Conservation area mgmt service	375	1,875	4,500	42%
Landscape irrigation repairs	-	4,870	15,000	32%
Security services	-	16,560	66,240	25%
Fountain - O&M	-	6,900	13,200	52%
Fence repair	-	-	2,500	0%
Sidewalk repairs	-	-	5,000	0%
Pressure washing	-	16,150	17,000	95%
Environmental investigation	-	12,951	26,250	49%
Annual permits	-	-	2,150	0%
Roadway maintenance	-	-	2,500	0%
Signage repairs	-	-	30,125	0%
Holiday light	-	6,239	19,500	32%
Drainage system maintenance	-	18,443	90,000	20%
Utilities - irrigation fountains	-	-	12,000	0%
Utilities - electric	-	-	2,500	0%
Utilities - street lights	-	-	12,000	0%
Contingencies	-	-	7,500	0%
Total field operations	<u>500</u>	<u>222,193</u>	<u>716,693</u>	31%
Other fees and charges				
Property appraiser & tax collector	<u>209</u>	<u>8,080</u>	<u>9,198</u>	88%
Total other fees and charges	<u>209</u>	<u>8,080</u>	<u>9,198</u>	88%
Total expenditures	<u>9,859</u>	<u>321,312</u>	<u>911,230</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	10,447	466,285	(28,270)	
Fund balance - beginning	<u>752,767</u>	<u>296,929</u>	<u>365,468</u>	
Fund balance - ending (projected)	<u>763,214</u>	<u>763,214</u>	<u>337,198</u>	
Assigned				
3 months working capital	233,716	233,716	233,716	
Doral Cay stormwater	34,067	34,067	34,067	
Unassigned	495,431	495,431	69,415	
Fund balance - ending	<u>\$ 763,214</u>	<u>\$ 763,214</u>	<u>\$ 337,198</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 FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments - on roll	\$ 4,226	\$ 162,408	\$ 182,046	89%
Interest	554	2,699	-	N/A
Total revenues	<u>4,780</u>	<u>165,107</u>	<u>182,046</u>	91%
EXPENDITURES				
Principal	-	-	67,000	0%
Interest	-	57,365	114,730	50%
Total expenditures	<u>-</u>	<u>57,365</u>	<u>181,730</u>	32%
Other fees and charges				
Property appraiser & tax collector	43	1,666	1,896	88%
Total other fees and charges	<u>43</u>	<u>1,666</u>	<u>1,896</u>	88%
Total expenditures	<u>43</u>	<u>59,031</u>	<u>183,626</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	4,737	106,076	(1,580)	
Fund balance - beginning	302,021	200,682	194,679	
Fund balance - ending	<u>\$ 306,758</u>	<u>\$ 306,758</u>	<u>\$ 193,099</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 FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments - on roll	\$ 25,057	\$ 962,724	\$ 1,078,820	89%
Assessment levy: on-roll FY 22	115	4,410	6,503	68%
Interest	3,780	17,570	-	N/A
Total revenues	<u>28,952</u>	<u>984,704</u>	<u>1,085,323</u>	91%
EXPENDITURES				
Principal	-	-	700,000	0%
Interest	-	180,081	360,163	50%
Total expenditures	<u>-</u>	<u>180,081</u>	<u>1,060,163</u>	17%
Other fees and charges				
Property appraiser & tax collector	257	9,922	11,306	88%
Total other fees and charges	<u>257</u>	<u>9,922</u>	<u>11,306</u>	88%
Total expenditures	<u>257</u>	<u>190,003</u>	<u>1,071,469</u>	18%
OTHER FINANCING SOURCES/(USES)				
Excess/(deficiency) of revenues over/(under) expenditures	28,695	794,701	13,854	
Fund balance - beginning	<u>1,967,591</u>	<u>1,201,585</u>	<u>1,160,166</u>	
Fund balance - ending	<u><u>\$ 1,996,286</u></u>	<u><u>\$ 1,996,286</u></u>	<u><u>\$ 1,174,020</u></u>	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2016
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 39	\$ 207
Total revenues	39	207
EXPENDITURES		
Construction in progress	-	11,500
Total expenditures	-	11,500
Excess/(deficiency) of revenues over/(under) expenditures	39	(11,293)
Fund balance - beginning	2,267	13,599
Fund balance - ending	\$ 2,306	\$ 2,306

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

	Principal	Interest	Debt Service	Bond Balance
11/01/25		57,365.00	57,365.00	2,353,000.00
05/01/26	67,000.00	57,365.00	124,365.00	2,286,000.00
11/01/26		55,773.75	55,773.75	2,286,000.00
05/01/27	70,000.00	55,773.75	125,773.75	2,216,000.00
11/01/27		54,111.25	54,111.25	2,216,000.00
05/01/28	73,000.00	54,111.25	127,111.25	2,143,000.00
11/01/28		52,377.50	52,377.50	2,143,000.00
05/01/29	77,000.00	52,377.50	129,377.50	2,066,000.00
11/01/29		50,548.75	50,548.75	2,066,000.00
05/01/30	80,000.00	50,548.75	130,548.75	1,986,000.00
11/01/30		48,648.75	48,648.75	1,986,000.00
05/01/31	84,000.00	48,648.75	132,648.75	1,902,000.00
11/01/31		46,653.75	46,653.75	1,902,000.00
05/01/32	88,000.00	46,653.75	134,653.75	1,814,000.00
11/01/32		44,563.75	44,563.75	1,814,000.00
05/01/33	93,000.00	44,563.75	137,563.75	1,721,000.00
11/01/33		42,355.00	42,355.00	1,721,000.00
05/01/34	97,000.00	42,355.00	139,355.00	1,624,000.00
11/01/34		40,051.25	40,051.25	1,624,000.00
05/01/35	102,000.00	40,051.25	142,051.25	1,522,000.00
11/01/35		37,628.75	37,628.75	1,522,000.00
05/01/36	107,000.00	37,628.75	144,628.75	1,415,000.00
11/01/36		35,087.50	35,087.50	1,415,000.00
05/01/37	112,000.00	35,087.50	147,087.50	1,303,000.00
11/01/37		32,427.50	32,427.50	1,303,000.00
05/01/38	118,000.00	32,427.50	150,427.50	1,185,000.00
11/01/38		29,625.00	29,625.00	1,185,000.00
05/01/39	124,000.00	29,625.00	153,625.00	1,061,000.00
11/01/39		26,525.00	26,525.00	1,061,000.00
05/01/40	130,000.00	26,525.00	156,525.00	931,000.00
11/01/40		23,275.00	23,275.00	931,000.00
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	2,353,000.00	1,477,285.00	3,830,285.00	

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	7,875,000.00		1,753,200.00	9,628,200.00	

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/25			61,956.25	61,956.25	3,265,000.00
05/01/26	200,000.00	3.375%	61,956.25	261,956.25	3,065,000.00
11/01/26			58,581.25	58,581.25	3,065,000.00
05/01/27	205,000.00	3.375%	58,581.25	263,581.25	2,860,000.00
11/01/27			55,121.88	55,121.88	2,860,000.00
05/01/28	215,000.00	3.375%	55,121.88	270,121.88	2,645,000.00
11/01/28			51,493.75	51,493.75	2,645,000.00
05/01/29	220,000.00	3.375%	51,493.75	271,493.75	2,425,000.00
11/01/29			47,781.25	47,781.25	2,425,000.00
05/01/30	230,000.00	3.375%	47,781.25	277,781.25	2,195,000.00
11/01/30			43,900.00	43,900.00	2,195,000.00
05/01/31	240,000.00	4.000%	43,900.00	283,900.00	1,955,000.00
11/01/31			39,100.00	39,100.00	1,955,000.00
05/01/32	245,000.00	4.000%	39,100.00	284,100.00	1,710,000.00
11/01/32			34,200.00	34,200.00	1,710,000.00
05/01/33	255,000.00	4.000%	34,200.00	289,200.00	1,455,000.00
11/01/33			29,100.00	29,100.00	1,455,000.00
05/01/34	270,000.00	4.000%	29,100.00	299,100.00	1,185,000.00
11/01/34			23,700.00	23,700.00	1,185,000.00
05/01/35	280,000.00	4.000%	23,700.00	303,700.00	905,000.00
11/01/35			18,100.00	18,100.00	905,000.00
05/01/36	290,000.00	4.000%	18,100.00	308,100.00	615,000.00
11/01/36			12,300.00	12,300.00	615,000.00
05/01/37	300,000.00	4.000%	12,300.00	312,300.00	315,000.00
11/01/37			6,300.00	6,300.00	315,000.00
05/01/38	315,000.00	4.000%	6,300.00	321,300.00	-
Total	3,265,000.00		963,268.76	4,228,268.76	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

6B

**CONSENT
AGENDA**

DRAFT

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

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The Board of Supervisors of the Landmark at Doral Community Development District held a Regular Meeting on February 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

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

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

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

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

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

56 Discussion ensued regarding fines, legal expenses based on billable hours, the costs,
57 returning the checks, liens, special assessments, the Agreements, Meridian’s admission that they
58 caused the damage and their willingness to pay for it, remedies to be pursued with The Mansions,
59 permitting, and the need to make a complaint to the City and clarify the next steps before
60 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.

66
67

FOURTH ORDER OF BUSINESS

Discussion/Consideration/Update

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

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

75 This item will be removed from the agenda.

76 **B. Miami Christmas Lights Display 2026**

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

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

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

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

87
88 **C. BrightView Landscape Services Proposal for Extra Work [Landscape Sylvester Lethal**
89 **Bronzing Project]**

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

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

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

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

106
107 **▪ BrightView Proposal for Tree Pruning and Thinning**

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

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

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

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

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

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

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

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

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

126

127 **FIFTH ORDER OF BUSINESS**

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

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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.**

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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.**

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SIXTH ORDER OF BUSINESS

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

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

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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.

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

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

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

193
194 Ms. Thomas stated the Agreement will be updated to \$2,800; a separate Agreement will
195 be prepared if the Board decides to proceed with the other signs.

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

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

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

203 • **MEC Engineering Site Update Assessment, Updates, DERM Responses and**
204 **Continuing Services**

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

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

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

213

214

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

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

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

219 • **Stormwater Management Cleaning Phase 4 Report**

220 Mr. Camacho presented the Phase 4 Report; large amounts of sediment were identified
221 and photos were provided. It was recommended that, when Phase 3 is cleaned in Fiscal Year
222 2027, the vendor perform complimentary testing of Phases 1 and 5, which were cleaned two
223 years ago, so any immediate needs can be addressed immediately, alleviating the risk of an
224 emergency call.

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

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

229 **C. Field Operations Manager: UNUS Property Management, LLC**

230 • **BrightView Landscape Services, Inc.**

231 ○ **Quality Site Assessment**

232 ○ **February Service Schedule**

233 ○ **Mainline Repair Invoice**

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

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

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

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

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

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

253
254 Discussion ensued regarding the need to determine an address to obtain a permit for
255 electrical repairs to the fountain. The City of Doral advised that the address for one meter can be
256 used; when the address is confirmed, the final steps will be completed.

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

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

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

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

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

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

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

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

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

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

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

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

- 280 ○ **QUORUM CHECK**

281 The March 18, 2026 meeting will be cancelled if not needed. The proposed Fiscal Year
282 2027 budget will be presented at the April 15, 2026 meeting.

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

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

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

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

290

291 **NINTH ORDER OF BUSINESS**

Public Comments

292

293 No members of the public spoke.

294

295 **TENTH ORDER OF BUSINESS**

Supervisors' Requests

296

297 There were no Supervisors' requests.

298

299 **ELEVENTH ORDER OF BUSINESS**

Adjournment

300

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

303

304

305

306

307

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

308
309
310
311
312

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 2025/2026 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2025 CANCELED	Regular Meeting	4:00 PM
November 19, 2025	Regular Meeting	4:00 PM
December 17, 2025 CANCELED	Regular Meeting	4:00 PM
January 21, 2026 CANCELED	Regular Meeting	4:00 PM
February 18, 2026	Regular Meeting	4:00 PM
March 18, 2026 CANCELED NO QUORUM	Regular Meeting	4:00 PM
April 15, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	4:00 PM
May 20, 2026	Regular Meeting	4:00 PM
June 17, 2026	Regular Meeting	4:00 PM
July 15, 2026	Regular Meeting	4:00 PM
August 19, 2026	Regular Meeting	4:00 PM
September 16, 2026	Regular Meeting	4:00 PM

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No


Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No



District Manager

Kristen Thomas

Print Name

2/18/2026

Date



Chair/Vice Chair, Board of Supervisors

Odell Torres

Print Name

2/18/2026

Date