

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

The Board of Supervisors of the Landmark at Doral Community Development District held a Regular Meeting on April 15, 2026 at 4:00 p.m., at the Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178.

**Present:**

Odel Torres  
Sui Flan Jim  
Juan Javier De Maqua

Chair  
Vice Chair  
Assistant Secretary

**Also present:**

Kristen Thomas  
Gabriella Fernandez  
Angel Camacho  
Barney Varela  
Yvonne Garcia

District Manager  
District Counsel  
District Engineer  
Field Operations Manager  
The Mansions Property Manager

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Thomas called the meeting to order at 4:07 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**

**Discussion/Consideration/Update**

**A. Mansions Cabling Project/Settlement Agreement**

Ms. Thomas recalled discussions about the previously approved Settlement Agreement. She introduced Yvonne Garcia, Property Manager for The Mansions, and stated Ms. Garcia does not direct or make decisions on behalf of The Mansions but can convey information and report to The Mansions Board. Today Ms. Garcia delivered a check for the full amount of the damage to irrigation that was related to the cabling project. Ms. Thomas stated the CDD executed its side of the Settlement Agreement. Ms. Garcia will bring the Settlement Agreement to The Mansions Board for execution. Ms. Thomas stated she confirmed that the cabling permit is open. As the

permit is still an active post permit and not attached to any electrical, the CDD can remove it at any time. An Easement Agreement would be necessary for it to remain.

Ms. Garcia discussed the trespassing issues which led to The Mansion Board’s decision to install cameras and the reimbursement for damage to the irrigation system.

Discussion ensued regarding the installation, the contractor, each entity’s responsibility for work done by contractors, removal of the installation, and re-permitting.

The consensus was that The Mansions will remove the cabling and move it to the wall. Ms. Thomas stated it can take time for the post re-permitting to be issued. She asked for the CDD to be informed of the dates and times that contractors will be on site so the CDD vendor’s irrigation team can mark the area and make sure no damage occurs. Ms. Thomas will send an email introduction to facilitate communication between the parties to be on site for the removal and to inform Security about the work to be done.

**B. Lethal Bronzing Project**

Ms. Thomas recalled the Board previously approved informing the City about the Lethal Bronzing issue on 66<sup>th</sup> Street. She confirmed that the CDD does not have an executed copy of the Maintenance Agreement with the City from the CDD’s inception.

Discussion ensued regarding the Agreement; the Covenant which provides that the Agreement was authorized to be entered into subject to verification of the Exhibits by Staff, and that the Covenant was required by the City or another local governmental entity. It was noted that the CDD has no executed copy of the Agreement, the City advised that there is an Agreement, and the City has escalated this matter.

Discussion ensued regarding a 2019 Traffic Study/Parking Study/Traffic Calming Study; taxes and proposed charges for parking; amounts paid for electricity, sidewalks, streets, etc.; the CDD’s need for a copy of the Agreement; and the need to know the costs for the CDD to maintain the two roads including landscaping, trees, parks, lights, sidewalks, medians, etc.

Ms. Thomas recommended submitting a Public Records Request for the executed Agreement the Mayor referenced, while Field Operations and the District Engineer determine the cost for another lift of asphalt.

Discussion ensued regarding conveyance of the road to the CDD.

**On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, designating Mr. Torres as liaison to speak on behalf of the CDD outside of a meeting in relation to this project, was approved.**

Discussion ensued regarding the Public Records Request, Mr. Torres’s designation as liaison to discuss the Maintenance Agreement, whether work by the CDD can defray parking costs, whether the easement would be conveyed to the CDD or a Maintenance Agreement would apply, direction for Mr. Torres to make desired changes to the unexecuted Agreement and present it for CDD Board approval, road resurfacing, “Roadway Maintenance” sinking fund, and the requirement to resolve this before parking can begin on 104<sup>th</sup> and 66<sup>th</sup> Streets.

**On MOTION by Mr. De Maqua, and seconded by Mr. Torres with all in favor, proceeding with utilizing Mr. Torres as the designated liaison to work with District Counsel to draft a Maintenance Agreement and present it at the next meeting if the Public Records Request confirms that there is no current Maintenance Agreement between the entities, was approved.**

**C. BrightView Landscape Services, Inc. Proposal for Extra Work [Hardwood Pruning]**

Ms. Thomas and Mr. Varela presented the BrightView proposal. It was noted that the areas will be pruned in accordance with ANSI A300 standards. Regarding aesthetic concerns, Ms. Thomas suggested completing one street first to ensure the final result will be satisfactory.

Discussion ensued regarding the scope of work, whether to obtain multiple proposals, costs, ensuring that ANSI A300 standards are followed, issues with previous vendors, certification requirements, timing, and the current budgeted amounts.

**On MOTION by Mr. De Maqua, and seconded by Mr. Torres with all in favor, the BrightView Landscape Services, Inc. Proposal for Extra Work for Hardwood Pruning, subject to changing the Material/Description from “approximately” to “actual”, in a not-to-exceed amount of \$22,800 with Staff directed to request reduction to \$22,000; authorizing Staff to draft a Small Project Agreement for the scope of work at the dollar amount set forth and to include that the first step will be to phase 67<sup>th</sup> Street and for Mr. Varela to approve the actions and completion of 67<sup>th</sup> Street before proceeding with the remainder of the scope of work according to the project phases indicated in the Exhibit, was approved.**

**D. HOA Homeowner Violations on CDD Property/HOA Authorization to Take Action**

Discussion ensued regarding damage to CDD property. The HOA would be authorized to engage with CDD vendors to make sure they address issues and the HOA would collect funds from homeowners and pay the CDD vendors. Staff would advise which areas of CDD property have been damaged.

**On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, authorizing the HOA to take action related to homeowner violations on CDD Property, was approved.**

**E. Stormwater Cleaning Project- Raptor Vac**

Mr. Camacho presented and discussed three proposals related to projects conducted at the CDD, specifically Phase 1 and 5, finished in early 2025, and Phase 4, finished in late 2025. The proposals are to correct conditions observed during cleaning and/or CCTV inspections.

The Board and Staff discussed each proposal’s cost and scope of work, operation of French drains, use of a Civil Engineer for design, funds available for repair, and completing Phase 2 during Fiscal Year 2027 and Phase 3 during Fiscal Year 2028.

- I. Email from Julian at Raptor Vac**
- II. Drainage Maintenance Set**
- III. Baffles Proposal – Phase 4 (\$9,840)**

**On MOTION by Mr. Torres and seconded by Ms. Jim, with all in favor, the Baffles Proposal – Phase 4, in the amount of \$9,840, was approved.**

- IV. Root Work Proposal – Phase 1 (\$3,500)**

**On MOTION by Mr. Torres and seconded by Ms. Jim, with all in favor, the Root Work Proposal for Phase 1, in the amount of \$3,500, was approved.**

- V. French Drain Repair (\$170,000)**

Discussion ensued regarding the scope of work, additional costs for Civil Engineering and permits, the phases and costs, and root damage. Ms. Thomas stated there are funds in the Construction Account, if additional Civil Engineering is needed.

**On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, the French Drain Repair, in the amount of \$170,000; directing the District Engineer to define the project phases; directing District Counsel to draft an Agreement; all subject to approval of the Civil Engineering contract and permits, was approved.**

The meeting recessed at 5:29 p.m. and reconvened at 5:30 p.m.

**FOURTH ORDER OF BUSINESS**

**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**

Ms. Thomas presented Resolution 2026-04. She reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any adjustments. It was noted that a line item will be added for "Civil Engineering." The "Insurance" line item will likely be adjusted before new insurance binding occurs in October. The "Contingencies" line item was increased to account for anticipated higher costs.

Ms. Thomas discussed ongoing billing disputes with Allstate and stated Allstate has been put on notice that they must submit corrected invoices.

The following change was made to the proposed Fiscal Year 2027 budget:

Page 2: Increase "Pool chemicals" to "15,000"

A Board Member asked for another survey of sidewalks to be performed.

Ms. Thomas noted that, while the "Unassigned" line item seems low, assessments did not increase compared to Fiscal Year 2026.

**On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, Resolution 2026-04, Approving a Proposed Budget for Fiscal Year 2026/2027, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 19, 2026 at 4:00 p.m., at the Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**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**

Ms. Thomas presented Resolution 2026-05.

**On MOTION by Mr. De Maqua and seconded by Mr. Torres, with all in favor, 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, was adopted.**

**SIXTH ORDER OF BUSINESS**

**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**

**On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, the Unaudited Financial Statements as of February 28, 2026, were accepted, and the February 18, 2026 Regular Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

Ms. Fernandez stated the Agreement for the missing pedestrian signs was executed. Her understanding is that the signs were installed recently.

Ms. Thomas reminded Board Members to submit Form 1 by July 1, 2026 and to complete the required four hours of ethics training by December 31, 2026. When received, the updated Memo regarding ethics training will be forwarded to the Board.

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

Mr. Camacho discussed updates on stormwater cleaning and continued work based on earlier discussion. He will provide updates and proposals based on earlier discussions and update the Board at the next meeting.

Ms. Thomas thanked Mr. Camacho for his work with Raptor Vac.

**C. Field Operations**

Mr. Varela stated BrightView would like to install mulch. Regarding a proposed color change, Mr. Solis recommended waiting until October, when the color can be changed at no additional cost. It was noted that mulch removal incurs an additional fee.

A Board Member suggested an alternative to mulch due to a recent termite outbreak. It was noted that rock is very expensive. Ms. Thomas discussed the disadvantages of red mulch and suggested asking BrightView about reducing the mulch beds and installing grass.

Mr. Varela will obtain quotes, including topping off mulch, to present at the next meeting.

Mr. Varela presented pricing and options for trash bin replacement at the mailbox. Some lids are missing and others are damaged beyond repair.

Ms. Thomas noted the danger of fading and yellowing caused by the sun. Approximately \$4,525 will remain available in the sign budget line and funds are available in contingencies. Cement trash cans are an option, but require some minimal insurance.

Discussion ensued regarding the available options and the trash cans being outdoor rated and County approved.

Ms. Thomas stated the 40-gallon large capacity Alpine outdoor commercial trash cans recommended by Ms. Jim fit within the parameters.

**On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, directing Field Operations to purchase four trash cans, in a not-to-exceed amount of \$3,200 including shipping, was approved.**

Mr. Varela stated BrightView proposed removing two palm trees to protect surrounding trees from lethal bronzing disease. Ms. Thomas stated the CDD must comply with the Master Development Plan, which requires like-for-like trees. It was noted that lethal bronzing necessitates removing damaged trees. Mr. Varela will present a proposal.

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

- **NEXT MEETING DATE: May 20, 2026 at 4:00 p.m.**
  - **QUORUM CHECK**

The next meeting will be on May 20, 2026, unless cancelled.

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

There were no Supervisors' requests.

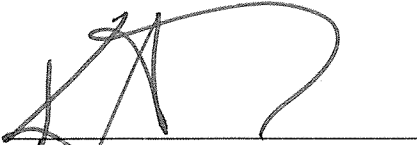
Mr. Varela presented the proposal for palm tree removal and replacement. She was directed to obtain the Master Plan requirements. It was noted that the CDD does not own the median. Ms. Thomas will work with Mr. Varela regarding the tree removal and replacement.

**On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, removing two trees, in a not-to-exceed amount of \$14,500, was approved.**

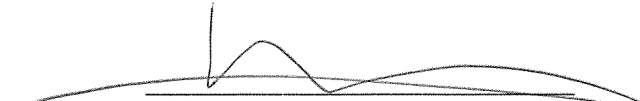
**TENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. De Maqua and seconded by Mr. Torres, with all in favor, the meeting adjourned at 6:31 p.m.**



Secretary/Assistant Secretary



Chair/Vice Chair