



**ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 5, 2019
7:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.islandsatdoralnecdd.org

786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT DISTRICT
Doral Legacy Park – 2nd Floor Conference Room
11400 NW 82nd Street
Doral, Florida 33178
REGULAR BOARD MEETING & PUBLIC HEARING
June 5, 2019
7:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Seat New Board Member
- E. Administer Oath of Office & Review Board Member Responsibilities and Duties
- F. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. April 3, 2019 Regular Board Meeting.....Page 2
- J. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comment on Fiscal Year 2019/2020 Final Budget
 - 3. Consider Resolution No. 2019-02 – Adopting a Fiscal Year 2019/2020 Final Budget.....Page 7
- K. Old Business
- L. New Business
 - 1. Consider Resolution No. 2019-03 – Adopting a Fiscal Year 2019/2020 Meeting Schedule.....Page 14
 - 2. Consider Appointment of Audit Committee & Approval of Evaluation Criteria.....Page 16
- M. Administrative Matters
 - 1. Statement of Financial Interests-Disclosure – 2018 Form 1, Filing Deadline: July 1, 2019
 - 2. Office of Records Update
 - 3. Financial Update.....Page 20
- N. Board Member/Staff Comments and Requests
- O. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

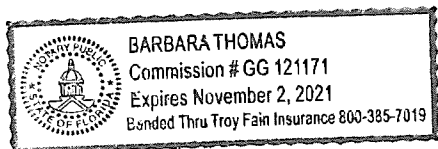
09/21/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
21 day of SEPTEMBER, A.D. 2018

(SEAL)

GUILLERMO GARCIA personally known to me



ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Islands at Doral (NE) Community Development District will hold Regular Meetings at 7:00 p.m. in the Doral Legacy Park, 2nd Floor Conference Room, located at 11400 NW 82nd Street, Doral, Florida 33178, on the following dates:

October 3, 2018
February 6, 2019
April 3, 2019
June 5, 2019
August 7, 2019

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (786) 347-2711 Ext. 2011 and/or at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present as required, at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (786) 347-2711 Ext. 2011 and/or at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT

www.islandsdoralnecddi.org

9/21

18-124XXXX0348232M

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 3, 2019**

A. CALL TO ORDER

The April 3, 2019, Regular Board Meeting of the Islands at Doral (NE) Community Development District was called to order at 7:07 p.m. in the Doral Legacy Park, 2nd Floor Conference Room, located at 11400 NW 82nd Street, Doral, Florida 33178.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on September 21, 2018, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Jesus Arias, Vice Chairman Nestor Garcia and Supervisor Dunia Cuneo constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. SEAT NEW BOARD MEMBERS

Mrs. Perez read the 2018 General Election results into the record, stating that Seats 1, 2 and 5 were up for election, as the terms had expired in November 2018.

Mrs. Perez welcomed and seated the newly elected Board Member: Supervisor Dunia Cuneo (Seat No.5) whom qualified unopposed to a 4-year term of office; expiring in November 2022.

Mrs. Perez, a Notary Public in the State of Florida, administered the Oath of Office to Mrs. Dunia Cuneo, whom was provided with the standard New Board Member package outlining responsibilities and duties and containing all the appropriate forms to be completed and submitted. A Form 1-2018 was provided (due to the Supervisor of Elections' Office within 30 days), along with a copy of the Florida Commission on Ethics.

Mrs. Perez added, since there were no qualified candidates for Seat No. 1, currently held by incumbent Jesus Arias, and Seat No. 2, currently held by Mariano Marquez, pursuant to Section 190.006, Florida Statutes, said incumbents will serve no longer than ninety (90) days from November 20, 2018 (February 20, 2019); or until an appointment to the vacancy has been made.

Seat No. 1

A MOTION was made by Supervisor Cuneo, seconded by Supervisor Garcia and unanimously passed declaring a vacancy in Seat No. 1.

A MOTION was made by Supervisor Cuneo, seconded by Supervisor Garcia and unanimously passed to appointing Jesus Arias to fill the vacancy and unexpired term of office in Seat No. 1, which term expires in 2022. Mr. Jesus Arias has provided all the necessary documentation and it was determined that he is a qualified candidate eligible for appointment.
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Mrs. Perez, a Notary Public in the State of Florida, administered the Oath of Office to Mr. Jesus Arias and he was given the standard New Board Member package outlining responsibilities and duties and containing all the appropriate forms to be completed and submitted. A Form 1-2018 was provided (due to the Supervisor of Elections' Office within 30 days), along with a copy of the Florida Commission on Ethics.

Seat No. 2

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed declaring a vacancy in Seat No. 2.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed to appoint Mariano Marquez to fill the vacancy and unexpired term of office in Seat No. 2, which term expires in 2022.

Since Mr. Mariano Marquez was not present for this meeting he will have his Oath of Office taken during the next meeting, once all documentation of the position's requirements have been confirmed

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Mrs. Perez, as Notary Public for the State of Florida, administered the Oaths of Office, as specified above.

F. ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles Neil Kalin, as Assistant Secretary, and herself, as Secretary/Treasurer, regarding appointment to office and advised that stated nominations would be in order for Chairperson and Vice-Chair, with the remaining Supervisors designated as Assistant Secretaries.

A brief discussion ensued and the Board elected to keep the same slate of officers.

For the record, the following slate of officers was nominated:

- Chairperson – Jesus Arias
- Vice Chairperson – Nestor Garcia
- Assistant Secretary – Dunia Cuneo
- Assistant Secretary – Mariano Marquez
- Assistant Secretary – VACANT
- Secretary/Treasurer – Gloria Perez
- Assistant Secretary - Neil Kalin, Armando Silva and Nancy Nguyen (District Manager for Special District Services, Inc., in Mrs. Perez's absence)

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Arias and unanimously passed to elect the Slate of Officers, as nominated.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to that agenda.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

I. APPROVAL OF MINUTES

1. October 3, 2018, Regular Board Meeting

The October 3, 2018, Regular Board Meeting minutes were presented for approval.

A **MOTION** was made by Vice Chairman Garcia, seconded by Supervisor Cuneo and unanimously passed approving the minutes of the October 3, 2018, Regular Board Meeting, as presented.

J. OLD BUSINESS

There were no Old Business items to come before the Board.

K. NEW BUSINESS

1. Consider Resolution No. 2019-01 – Adopting a Fiscal Year 2019/2020 Proposed Budget

Mrs. Perez presented Resolution No. 2019-01, entitled:

RESOLUTION NO. 2019-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the resolution into the record and indicated that the debt service assessment would be the same as last year. She noted that the way the refunding was setup was that there was a large (\$2,225,000) principal payment due at maturity in 2029 and a new loan would be needed at that time. By collecting the pre-refunding rates, bond prepayments could be made, which would greatly reduce the loan that would be needed in 2029. A prepayment of approximately \$110,000 was made in November of 2018, so the 2029 payment that is currently due is \$1,805,000.

The proposed Administrative Budget is slightly higher than last year. Website management increased by \$500 due to ADA compliance requirements. The maintenance contingency has been slightly lowered.

Estimated available funds as of September 2019 will be approximately \$70,000, should no unexpected circumstances occur. The carryover balance of \$21,725 has been setup (\$21,725 was setup last year). Mrs. Perez advised that assessments may have to be increased in a few years (within the next 2 years or so). She also indicated that because the overall assessment for 2019/2020 is lower than the 2018/2019 assessment, no letters to residents will be necessary.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Arias and unanimously passed to adopt Resolution No. 2019-01, as presented, approving a Proposed Budget for FY 2019-2020 and setting the Public Hearing for finalization for June 5, 2019, at 7:00 p.m. at the current meeting location of the Doral Legacy Park, 2nd Floor Conference Room located at 11400 NW 82nd Street, Doral, Florida 33178 and further authorizing the required advertisements.

2. Consider Approval of Incumbency Certificate for the District

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and passed unanimously approving the Incumbency Certificate for the District, as presented.

3. Consider Approval of Series 2014 US Bank Waiver Request

A brief discussion ensued and Ms. Wald confirmed that she had reviewed the document prior to presentation in the meeting book and had no opposition to this action taking place.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and passed unanimously approving the Series 2014 US Bank Waiver Request, as presented.

L. ADMINISTRATIVE MATTERS

1. Office of Records Update

Mrs. Perez announced that the official records of the Islands at Doral (NE) Community Development District had moved from the Special District Services, Inc. Miami Lakes' office location of 6625 Miami Lakes Drive, Suite 374, Miami Lakes, FL 33014 to the Special District Services, Inc. Kendall office location at 8785 SW 165 Avenue, Suite 200, Miami, FL 33193.

M. BOARD MEMBER/STAFF COMMENTS

1. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly reviewed them with the Board, pointing out that available funds as of February 28, 2019, were \$115,590.95.

N. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and passed unanimously to adjourn the Regular Board Meeting at 7:27 p.m.

ATTEST:

Secretary/Assistant Secretary

Chairman/Vice-Chair

Miami Daily Business Review

May 23, 2019

Miscellaneous Notices

NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Islands at Doral (NE) Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 5, 2019, at 7:00 p.m. or as soon thereafter as can be heard, in the 2nd Floor Meeting Room of Doral Legacy Park located at 11400 NW 82nd Street, Doral, Florida 33178.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2019/2020 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Meetings may be continued as found necessary at a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present as required, at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 347-2711 Ext 2011 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Islands at Doral (NE) Community Development District

www.islandsatdoralnecdd.org
5/16-23 19-110/0000400244M

RESOLUTION NO. 2019-02

A RESOLUTION OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2019/2020 BUDGET.

WHEREAS, the Islands at Doral (NE) Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2019/2020 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2019/2020 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 5th day of June, 2019.

ATTEST:

**ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Islands At Doral (NE)
Community Development District

**Final Budget For
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020**

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- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

FINAL BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2019/2020 BUDGET
REVENUES	
Administrative Assessments	57,152
Maintenance Assessments	7,447
Debt Assessments	554,723
Interest Income	300
TOTAL REVENUES	\$ 619,622
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Maintenance Contingency	5,700
Engineering/Inspections	1,300
TOTAL MAINTENANCE EXPENDITURES	\$ 7,000
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Management	29,448
Secretarial	4,200
Legal	9,000
Assessment Roll	7,500
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	6,500
Legal Advertisements	600
Miscellaneous	1,050
Postage	250
Office Supplies	525
Dues & Subscriptions	175
Trustee Fees	4,100
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,748
TOTAL EXPENDITURES	\$ 82,748
REVENUES LESS EXPENDITURES	\$ 536,874
Bond Payments	(524,213)
BALANCE	\$ 12,661
County Appraiser & Tax Collector Fee	(11,462)
Discounts For Early Payments	(22,924)
EXCESS/ (SHORTFALL)	\$ (21,725)
Carryover From Prior Year	21,725
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	57,365	56,121	57,152	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	9,043	8,511	7,447	Expenditures /.94
Debt Assessments	554,723	554,723	554,723	Bond Payments/.94
Interest Income	291	300	300	Interest Projected At \$25 Per Month
TOTAL REVENUES	\$ 621,422	\$ 619,655	\$ 619,622	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Maintenance Contingency	0	6,600	5,700	Maintenance Of District Owned Property
Engineering/Inspections	850	1,400	1,300	\$100 Decrease From 2018/2019 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 850	\$ 8,000	\$ 7,000	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,000	5,000	5,000	No Change From 2018/2019 Budget
Payroll Taxes (Employer)	153	400	400	Projected At 8% Of Supervisor Fees
Management	28,320	28,908	29,448	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2018/2019 Budget
Legal	6,000	9,000	9,000	No Change From 2018/2019 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,800	3,900	4,000	\$100 Increase From 2018/2019 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2018/2019 Budget
Insurance	6,042	6,646	6,500	Insurance Estimate
Legal Advertisements	347	625	600	\$25 Decrease From 2018/2019 Budget
Miscellaneous	715	1,050	1,050	No Change From 2018/2019 Budget
Postage	126	250	250	No Change From 2018/2019 Budget
Office Supplies	458	525	525	No Change From 2018/2019 Budget
Dues & Subscriptions	175	175	175	No Change From 2018/2019 Budget
Trustee Fees	4,080	4,100	4,100	Trustee (US Bank) Increased Fees In 2018/2019
Continuing Disclosure Fee	350	350	350	No Change From 2018/2019 Budget
Website Management	1,500	1,500	2,000	\$500 Increase From 2018/2019 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 66,416	\$ 74,779	\$ 75,748	
TOTAL EXPENDITURES	\$ 67,266	\$ 82,779	\$ 82,748	
REVENUES LESS EXPENDITURES	\$ 554,156	\$ 536,876	\$ 536,874	
Bond Payments	(530,817)	(524,213)	(524,213)	2020 P & I Payments Less Earned Interest
BALANCE	\$ 23,339	\$ 12,663	\$ 12,661	
County Appraiser & Tax Collector Fee	(6,000)	(11,463)	(11,462)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(20,706)	(22,925)	(22,924)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (3,367)	\$ (21,725)	\$ (21,725)	
Carryover From Prior Year	0	21,725	21,725	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (3,367)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Interest Income	1,088	100	100	Projected Interest For 2019/2020
NAV Tax Collection	530,817	524,213	524,213	NAV Tax Collection
Total Revenues	\$ 531,905	\$ 524,313	\$ 524,313	
EXPENDITURES				
Principal Payments	230,000	235,000	245,000	Principal Payment Due In 2020
Interest Payments	194,329	178,929	165,261	Interest Payments Due In 2020
Additional Principal Payments	110,000	110,384	114,052	Additional Principal Payments
Total Expenditures	\$ 534,329	\$ 524,313	\$ 524,313	
Excess/ (Shortfall)	\$ (2,424)	\$ -	\$ -	

Series 2014 Refunding Bond Information

Original Par Amount =	\$5,925,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.85%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2014		
Maturity Date =	May 2029		

Par Amount As Of 1/1/2019 = \$4,650,000

Original Principal Amount Due In May 2029: \$2,225,000

Current Principal Amount Due In May 2029: \$1,805,000

Islands At Doral (NE) Community Development District Assessment Comparison

	Original Projected Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Projected Assessment Before Discount*
Administrative For Single Family Homes	\$ 114.75	\$ 98.73	\$ 104.72	\$ 105.69	\$ 107.64
Maintenance For Single Family Homes	\$ -	\$ 24.04	\$ 17.03	\$ 16.03	\$ 14.03
<u>Debt For Single Family Homes</u>	<u>\$ 1,635.38</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>
Total	\$ 1,750.13	\$ 1,709.99	\$ 1,709.43	\$ 1,709.40	\$ 1,709.35
Administrative For Townhomes	\$ 114.75	\$ 98.73	\$ 104.72	\$ 105.69	\$ 107.64
Maintenance For Townhomes	\$ -	\$ 24.04	\$ 17.03	\$ 16.03	\$ 14.03
<u>Debt For Townhomes</u>	<u>\$ 1,135.38</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>
Total	\$ 1,250.13	\$ 1,255.92	\$ 1,255.36	\$ 1,255.33	\$ 1,255.28
Administrative For Condominiums	\$ 114.75	\$ 98.73	\$ 104.72	\$ 105.69	\$ 107.64
Maintenance For Condominiums	\$ -	\$ 24.04	\$ 17.03	\$ 16.03	\$ 14.03
<u>Debt For Condominiums</u>	<u>\$ 947.88</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>
Total	\$ 1,062.63	\$ 1,028.88	\$ 1,028.32	\$ 1,028.29	\$ 1,028.24

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Single Family Homes	66
Townhomes	125
<u>Condominiums</u>	<u>340</u>
Total Units	531

RESOLUTION NO. 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2019/2020 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Islands at Doral (NE) Community Development District ("District") to establish a regular meeting schedule for fiscal year 2019/2020; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2019/2020 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2019/2020 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 5th day of June, 2019.

ATTEST:

**ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Islands at Doral (NE) Community Development District will hold Regular Meetings at **7:00 p.m.** in the Doral Legacy Park, 2nd Floor Conference Room, located at 11400 NW 8nd Street, Doral, Florida 33178, on the following dates:

**October 2, 2019
February 5, 2020
April 1, 2020
June 3, 2020
August 5, 2020**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (786) 347-2711 Ext. 2011 and/or at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present as required, at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (786) 347-2711 Ext 2011 and/or at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT

www.islandsdoralnecdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/2019

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2018/2019, 2019/2020 and 2020/2021
With Two Year Option (2021/2022 and 2022/2023)
Miami-Dade County, Florida**

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than August 15, 2019 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit five (5) copies of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Islands at Doral (NE) Community Development District” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

Islands At Doral (NE)
Community Development District

**Financial Report For
April 2019**

Islands at Doral (NE) Community Development District

Budget vs. Actual

October 2018 through April 2019

	<u>Oct '18 - Apr 19</u>	<u>18-19 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Admin Assessment Income	52,414.43	56,121.00	-3,706.57	93.4%
363.101 · Maint Assessment Income	7,877.20	8,511.00	-633.80	92.55%
363.810 · Debt Assessment	514,950.15	554,723.00	-39,772.85	92.83%
363.820 · Debt Assessment-Paid To Trustee	-491,603.80	-524,213.00	32,609.20	93.78%
363.830 · Assessment Fees	-5,544.52	-11,463.00	5,918.48	48.37%
363.831 · Discounts For Early Payments	-20,523.55	-22,925.00	2,401.45	89.53%
369.401 · Interest Income	255.14	300.00	-44.86	85.05%
369.402 · Carryover From Prior Year	0.00	21,725.00	-21,725.00	0.0%
Total Income	<u>57,825.05</u>	<u>82,779.00</u>	<u>-24,953.95</u>	<u>69.86%</u>
Expense				
511.122 · Payroll Expense	91.80	400.00	-308.20	22.95%
511.131 · Supervisor Fee	1,200.00	5,000.00	-3,800.00	24.0%
511.305 · Maintenance Contingency	0.00	6,600.00	-6,600.00	0.0%
511.310 · Engineering	0.00	1,400.00	-1,400.00	0.0%
511.311 · Management Fees	16,863.00	28,908.00	-12,045.00	58.33%
511.312 · Secretarial Fees	2,450.00	4,200.00	-1,750.00	58.33%
511.315 · Legal Fees	6,000.00	9,000.00	-3,000.00	66.67%
511.318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
511.320 · Audit Fees	0.00	3,900.00	-3,900.00	0.0%
511.330 · Arbitrage Rebate Fee	0.00	650.00	-650.00	0.0%
511.450 · Insurance	5,000.00	6,646.00	-1,646.00	75.23%
511.480 · Legal Advertisements	0.00	625.00	-625.00	0.0%
511.512 · Miscellaneous	442.00	1,050.00	-608.00	42.1%
511.513 · Postage and Delivery	112.60	250.00	-137.40	45.04%
511.514 · Office Supplies	133.95	525.00	-391.05	25.51%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	4,079.63	4,100.00	-20.37	99.5%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	875.00	1,500.00	-625.00	58.33%
Total Expense	<u>37,422.98</u>	<u>82,779.00</u>	<u>-45,356.02</u>	<u>45.21%</u>
Net Income	<u><u>20,402.07</u></u>	<u><u>0.00</u></u>	<u><u>20,402.07</u></u>	<u><u>100.0%</u></u>

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
APRIL 2019**

	Annual Budget 10/1/18 - 9/30/19	Actual Apr-19	Year To Date Actual 10/1/18 - 4/30/19
REVENUES			
Administrative Assessments	56,121	2,664	52,414
Maintenance Assessments	8,511	403	7,877
Debt Assessments	554,723	26,309	514,950
Interest Income	300	23	255
Total Revenues	\$ 619,655	\$ 29,399	\$ 575,496
MAINTENANCE EXPENDITURES			
Maintenance Contingency	6,600	0	0
Engineering/Inspections	1,400	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 8,000	\$ -	\$ -
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	600	1,200
Payroll Taxes (Employer)	400	46	92
Management	28,908	2,409	16,863
Secretarial	4,200	350	2,450
Legal	9,000	0	6,000
Assessment Roll	7,500	0	0
Audit Fees	3,900	0	0
Arbitrage Rebate Fee	650	0	0
Insurance	6,646	0	5,000
Legal Advertisements	625	0	0
Miscellaneous	1,050	76	442
Postage	250	13	112
Office Supplies	525	26	134
Dues & Subscriptions	175	0	175
Trustee Fees	4,100	4,080	4,080
Continuing Disclosure Fee	350	0	0
Website Management	1,500	125	875
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 74,779	\$ 7,725	\$ 37,423
TOTAL EXPENDITURES	\$ 82,779	\$ 7,725	\$ 37,423
Revenues Less Expenditures	\$ 536,876	\$ 21,674	\$ 538,073
Bond Payments	(524,213)	(26,024)	(491,604)
Balance	\$ 12,663	\$ (4,350)	\$ 46,469
County Appraiser & Tax Collector Fee	(11,463)	(293)	(5,544)
Discounts For Early Payments	(22,925)	(25)	(20,523)
Excess/ (Shortfall)	\$ (21,725)	\$ (4,668)	\$ 20,402
Carryover from Prior Year	21,725	0	0
Net Excess/ (Shortfall)	\$ -	\$ (4,668)	\$ 20,402

Bank Balance As Of 3/31/19	\$ 136,332.87
Funds Received: 4/1/19 - 4/30/19	\$ 29,080.48
Disbursements: 4/1/19 - 4/30/19	\$ 22,147.90
Bank Balance As Of 4/30/19	\$ 143,265.45
Accounts Payable As Of 4/30/19	\$ 33,051.02
Accounts Receivable As Of 4/30/19	\$ -
Available Funds As Of 4/30/19	\$ 110,214.43

**ISLANDS AT DORAL (NE) CDD
TAX COLLECTIONS
2018-2019**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Fees	Discount	Net From Tax Collector	Admin. Assessment Income (Before Discounts & Fee)	Maint Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	Admin. Assessment Income (After Discounts & Fee)	Maint Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$619,355.00	\$56,121.00	\$8,511.00	\$ 554,723.00	\$56,121.00	\$8,511.00	\$554,723.00	
									\$584,967.00	\$52,754.00	\$8,000.00	\$ 524,213.00	\$52,754.00	\$8,000.00	\$524,213.00	\$524,213.00
1	625	Miami-Dade Tax Collector	10/19/18	NAV Taxes	\$ 2,220.06		\$ (21.03)	\$ (116.55)	\$ 2,082.48	\$ 201.36	\$ 30.40	\$ 1,988.30	\$ 188.88	\$ 28.55	\$ 1,865.05	\$ 1,865.05
2	392	Miami-Dade Tax Collector	11/20/18	NAV Taxes	\$ 39,382.47		\$ (378.08)	\$ (1,575.27)	\$ 37,429.12	\$ 3,572.07	\$ 539.55	\$ 35,270.85	\$ 3,394.92	\$ 512.75	\$ 33,521.45	\$ 33,521.45
3	320	Miami-Dade Tax Collector	11/30/18	NAV Taxes	\$ 78,324.13		\$ (751.91)	\$ (3,132.87)	\$ 74,439.35	\$ 7,103.98	\$ 1,073.05	\$ 70,147.10	\$ 6,751.65	\$ 1,019.80	\$ 66,667.90	\$ 66,667.90
4	221	Miami-Dade Tax Collector	12/10/18	NAV Taxes	\$ 349,674.54		\$ (3,356.88)	\$ (13,986.55)	\$ 332,331.11	\$ 31,715.49	\$ 4,790.55	\$ 313,168.50	\$ 30,142.41	\$ 4,552.95	\$ 297,635.75	\$ 297,635.75
5	403	Miami-Dade Tax Collector	12/21/18	NAV Taxes	\$ 14,730.00		\$ (142.37)	\$ (492.12)	\$ 14,095.51	\$ 1,336.00	\$ 201.80	\$ 13,192.20	\$ 1,278.46	\$ 193.10	\$ 12,623.95	\$ 12,623.95
6	305	Miami-Dade Tax Collector	01/14/19	NAV Taxes	\$ 20,379.29		\$ (197.69)	\$ (611.39)	\$ 19,570.21	\$ 1,848.39	\$ 279.20	\$ 18,251.70	\$ 1,775.01	\$ 268.05	\$ 17,527.15	\$ 17,527.15
7	657	Miami-Dade Tax Collector	01/29/19	Interest		\$ 263.92			\$ 263.92	\$ 263.92			\$ 263.92			\$ -
8	720	Miami-Dade Tax Collector	02/08/19	NAV Taxes	\$ 19,764.55		\$ (193.80)	\$ (385.04)	\$ 19,185.71	\$ 1,792.65	\$ 270.75	\$ 17,701.15	\$ 1,740.11	\$ 262.80	\$ 17,182.80	\$ 17,182.80
9	276	Miami-Dade Tax Collector	03/08/19	NAV Taxes	\$ 21,126.76		\$ (209.25)	\$ (198.66)	\$ 20,718.85	\$ 1,916.16	\$ 289.45	\$ 18,921.15	\$ 1,879.15	\$ 283.85	\$ 18,555.85	\$ 18,555.85
10	321	Miami-Dade Tax Collector	04/09/19	NAV Taxes	\$ 29,376.06		\$ (293.51)	\$ (25.10)	\$ 29,057.45	\$ 2,664.41	\$ 402.45	\$ 26,309.20	\$ 2,635.50	\$ 398.05	\$ 26,023.90	\$ 26,023.90
11	775	Miami-Dade Tax Collector	05/03/19	Interest		\$ 79.84			\$ 79.84	\$ 79.84			\$ 79.84			\$ -
12	409	Miami-Dade Tax Collector	05/09/19	NAV Taxes/Interest	\$ 11,191.05	\$ 185.10	\$ (113.77)		\$ 11,262.38	\$ 1,200.15	\$ 153.30	\$ 10,022.70	\$ 1,188.13	\$ 151.75	\$ 9,922.50	\$ 9,922.50
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
19									\$ -							\$ -
20									\$ -							\$ -
					\$ 586,168.91	\$ 528.86	\$ (5,658.29)	\$ (20,523.55)	\$ 560,515.93	\$ 53,694.42	\$ 8,030.50	\$ 524,972.85	\$ 51,317.98	\$ 7,671.65	\$ 501,526.30	\$ 501,526.30

Total IAD-NE Roll = 619,355.25

Note: \$619,355, \$56,121, \$8,511 and \$554,723 are 2018/2019 Budgeted assessments before discounts and fees.
\$584,967, \$52,754, \$8,000 and \$524,213 are 2018/2019 Budgeted assessments after discounts and fees.

\$	586,168.91	
\$	528.86	\$ 560,515.93
\$	(53,694.42)	\$ (51,317.98)
\$	(8,030.50)	\$ (7,671.65)
\$	(524,972.85)	\$ (501,526.30)
\$	-	\$ -