

May 23, 2015

Ms. Gloria Perez
District Manager
Islands at Doral NE Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2015 Islands at Doral (NE) CDD Report

Dear Ms. Perez:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and; 4) To give recommendations as to the insurance to be carried by the District and the amount to be budgeted for premiums.

See Exhibit 1 for a graphical representation of the development.

1. Infrastructure Ownership

a. City Roads (See Exhibit 1)

- i. The right of ways within the District for NW 107 Av, NW 109 Av, NW 110 Av, NW 110 Place, NW 111 Court, NW 112 Av, NW 82 St, a portion of NW 84 St and NW 86 St, which are located within the single family home area of the District, have been dedicated to the City of Doral for ownership and for the perpetual use of the public. This was accomplished by the recording of the following plat:

1. "Islands at Doral" Recorded on April 6, 2005 in Miami-Dade County Plat Book 163, Page 18.

b. Other Roads (See Exhibit 1)

- i. The roads within the townhomes area are constructed within ingress and egress tracts which have been reserved by plat for such use. The tracts were granted to Mediterranean at Islands at Doral Neighborhood Association, Inc. by Quitclaim Deed recorded on June 29, 2006 in Miami-Dade Official Record Book 24679, Page 1770. The District owns the roadway improvements within those tracts as described in the Engineer's Report of February 9 of 2004. The District was granted an easement by Mediterranean at Islands at Doral Neighborhood Association, Inc. for road and drainage purposes on October 30, 2008. Such easement was recorded on OR BK 26722, PG 4018.

- ii. The District owns the roadway improvements within the condominium area as described in the Engineer's Report of February 9, 2004. Leeward at Islands at Doral Condominium Association, Inc. owns the land where the roads improvements are located. The condominium association granted the District an easement for roadway and drainage purposes on December 3, 2008. Such easement was recorded in OR BK 26696, PG 4448.
- c. Stormwater Management System (See Exhibit 1)
- i. The road drainage system within City right of ways was completed and dedicated to the City of Doral for the perpetual use of the public by the recording of the plat described above.
 - ii. The road drainage system within ingress and egress tracts within the townhome area was completed and is owned by the District. The District was granted a drainage easement by Mediterranean at Islands at Doral Neighborhood Association, Inc. on October 30, 2008. Such easement was recorded on OR BK 26722, PG 4018.
 - iii. The road drainage system within the condominium area was completed and is owned by the District. The District was granted a drainage easement by Leeward at Islands at Doral Condominium Association, Inc. Such easement was recorded in OR BK 26696, PG 4448.
 - iv. The District owns the water portion of the three lakes within the District boundaries and the HOA's own the grassed slopes that surround the lakes. The District was granted the lakes by Special Warranty Deed from Century Homebuilders, LLC on March 10, 2008. The Special Warranty Deed was recorded on OR BK 26294, PG 4605.
- d. Water Distribution System
- i. The water distribution system was completed and conveyed to Miami-Dade County for ownership and maintenance under Miami-Dade County Water and Sewer Department (WASD) Agreement No. 18202.
- e. Sanitary Sewer System
- i. The sanitary sewer system was completed and conveyed to Miami-Dade County for ownership and maintenance under WASD Agreement No. 18202.
- 2. State, Working Order and Condition of the Infrastructure Owned by the District.**
- a. Roads
- i. All the roads within the District are in good working order and condition. For informational purposes, any issues with the City roads can be reported at the City of Doral Public Works Department telephone phone number: 305-593-6740.



b. Stormwater Management System

- i. An inspection was conducted on February 2015. At the time of the inspection, five drainage structures were selected at random for measuring the deposits accumulated in their sumps. Depths of 18” of dirt were found in the bottom of the structures, indicating that 75% of the 24” sump capacity was already occupied, and that the surface of the deposits was already within 6 inches or less from the inverts of the pipes. This condition seems to be typical for all the drainage structures of the system.

We recommend that the District should remove the deposits from all the drainage structures and spray-clean the connecting pipes to improve the system’s capacity.



c. Water Distribution System

- i. The water distribution system was conveyed in good condition to Miami-Dade County for ownership and maintenance. Issues may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).



d. Sanitary Sewer System

- i. The sanitary sewer system was conveyed in good condition to Miami-Dade County for ownership and maintenance. Issues may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).



3. Estimated Maintenance Costs for District Owned Infrastructure

The maintenance costs provided below for District roads and stormwater management systems are recommendations which, at the discretion of the Board of Supervisors, can be adopted in either the District budget or in the homeowners associations budgets subject to maintenance agreements with the CDD.

a. District Roads (Townhomes and Condominium Areas)

- i. Funds will be needed to mill and resurface the roadway pavement in about 15 years. The District Board of Supervisors may decide how to provide for these funds, whether by an annual assessment or at some time in the future. The present costs for milling 1" of asphalt is \$3.00/SY and for placing 1" of

asphalt is \$6.50/SY. Therefore, the present costs for milling and resurfacing the District roads is estimated to be as follows:

1. Milling 1”:	30,500 SY x \$3.00/SY	= \$ 91,500
2. Resurfacing 1”:	30,500 SY x \$6.50/SY	= <u>\$198,250</u>
3. Total		\$289,750

An allocation of \$500/yr should also be made for occasional maintenance of street signs.

b. Stormwater Management System

- i. The following is a suggested program for cleaning the inlets, manholes, pipes, French drains and repairs of baffles in the District roads within the townhomes and condominium areas. The cleaning should be done as needed when a drainage problem is reported. In order to calculate the yearly maintenance cost, it can be assumed that 25% of the drainage structures will require service on a particular year, so that theoretically the entire system will be cleaned every four years. Therefore using an estimated cost of \$125 for cleaning one drainage structure, then:

1. 163 Drainage Structures x 25% x \$125/DS-yr =	\$5,093/yr
2. 13,750 LF of pipes at \$6.00 per LF x25% =	\$20,625/yr
3. Assume replacing 25% of 70 baffles at \$250/EA =	\$4,375/yr

Maintenance of the grassed swales and the treatment of the lake water bodies are handled by the Master Homeowners’ Association through an agreement with the CDD.

c. Water Distribution System

- i. No maintenance costs are estimated since the water distribution system is owned and maintained by Miami-Dade County.

d. Sanitary Sewer System

- i. No maintenance costs are estimated since the sanitary sewer system is owned and maintained by Miami-Dade County.

The District has budgeted for Fiscal Year 2014/2015, \$13,500 for maintenance expenditures, including \$2,500 for engineering inspections. A maintenance agreement with the Master Association is in place.

Alvarez Engineers finds the amounts sufficient for the proper maintenance of the infrastructure improvements for which the District is responsible.

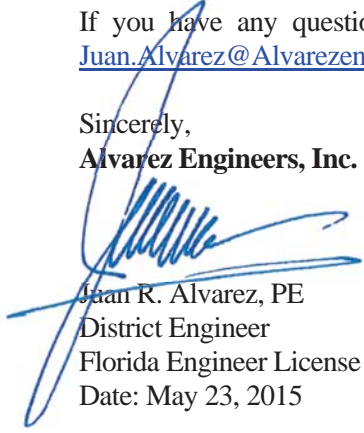
4. **Insurance**

Alvarez Engineers has reviewed the District’s general liability, employment practices liability and public officials liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100114038 for the period between October 1, 2014 and October 1, 2015. The District has budgeted sufficient funds to cover the \$5,923 insurance premium.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

If you have any questions please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

A handwritten signature in blue ink, appearing to read 'Juan R. Alvarez', is written over the typed name and title.

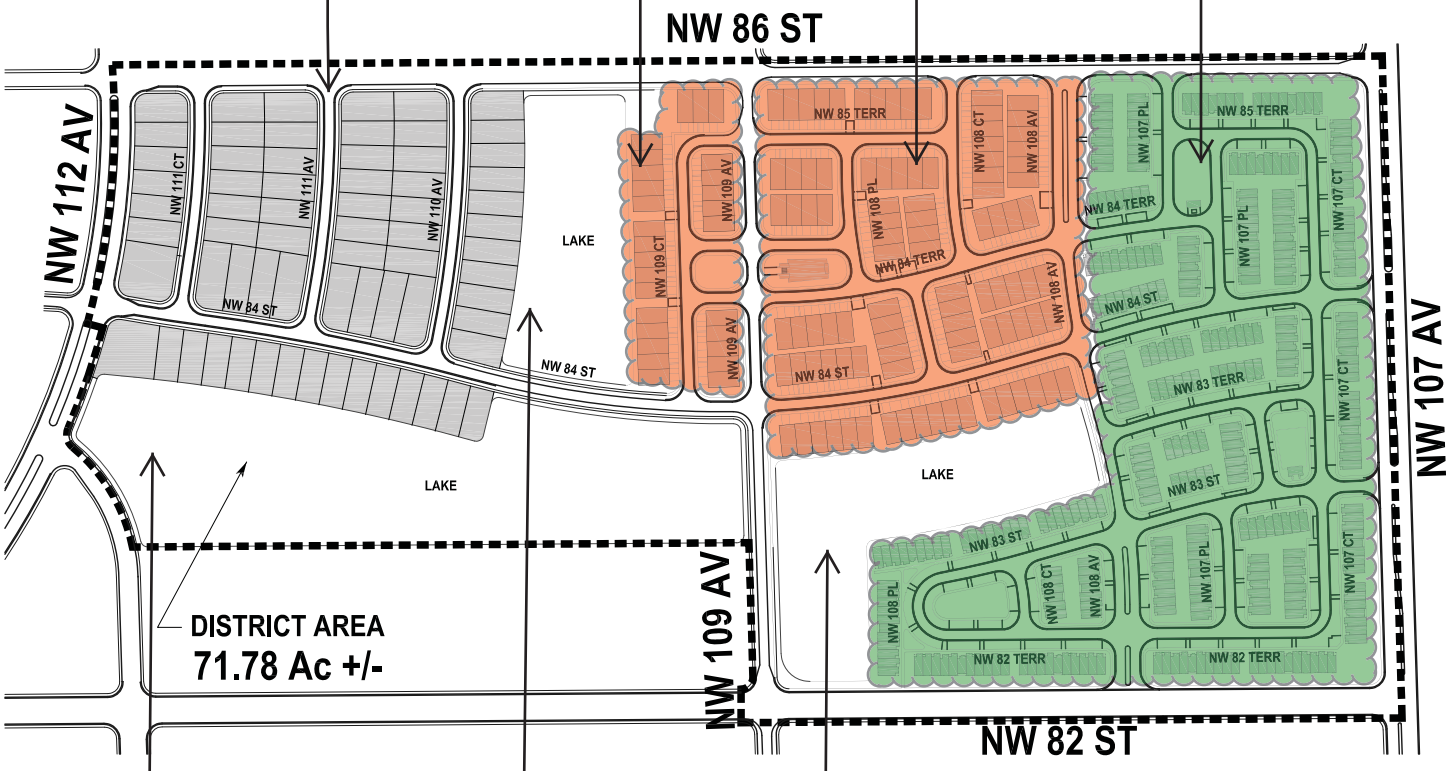
Juan R. Alvarez, PE
District Engineer
Florida Engineer License No. 38522
Date: May 23, 2015

City of Doral Roads. 107 Av, 109 Av, 110 Av, 110 PL, 111 Ct, 112 Av, 82 St, 84 St, 86 St.

CDD Roads within the Townhomes Area

CDD Roads within the Townhomes Area

CDD Roads within the Condominium Area



CDD Lake (Tract "G")
6.80 Acres

CDD Lake (Tract "F")
2.26 Acres

CDD Lake (Tract "D")
2.79 Acres

LEGEND

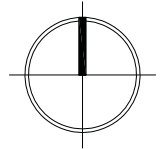
----- DISTRICT BOUNDARY

ALVAREZ ENGINEERS, INC.

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ISLANDS AT DORAL (NE) C.D.D.

EXHIBIT 1 - DISTRICT BOUNDARY



1" = 400'