



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 5, 2020
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
REGULAR BOARD MEETING & PUBLIC HEARING

August 5, 2020

7:00 p.m.

TO JOIN BY URL FOR VIDEO ACCESS AT:

<https://us02web.zoom.us/j/81934947772>

MEETING ID: 819 3494 7772

OR TO JOIN BY PHONE FOR TELEPHONIC ACCESS AT:

DIAL: 1-929-436-2866

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. June 3, 2020 Regular Board Meeting.....Page 3
- G. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2020/2021 Final Budget
 - 3. Consider Resolution No. 2020-02 – Adopting a Fiscal Year 2020/2021 Final Budget.....Page 9
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2020-03 – Adopting a Fiscal Year 2020/2021 Meeting Schedule.....Page 16
- J. Administrative Matters
 - 1. Financial Update.....Page 18
 - 2. Accept and Receive the Alvarez Engineering 2020 Annual Engineer’s Report.....Page 22
 - 3. Update on Results from the Miami-Dade Supervisor of Elections 2020 Qualified Candidates
 - 4. Update on Statement of Financial Interests Disclosure 2019 Form 1
- K. Board Member/Staff Comments and Requests
- L. Adjourn

Miami Daily Business Review

July 21, 2020

Miscellaneous Notices

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

The Board of Supervisors of the Islands at Doral (NE) Community Development District ("District") will hold a public hearing on August 5, 2020, at 7:00 p.m. in the 2nd Floor Conference Room of Doral Legacy Park 11400 NW 82nd Street, Doral, Florida 33178 for the purpose of hearing comments and on the adoption of the budget of the District for Fiscal Year 2020/2021. A regular board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the District's website (www.islandsdoralnecdd.org) or at the offices of the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 during normal business hours.

It is anticipated that the public hearing and meeting will take place at the location provided above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so utilizing the following login information:

Join by URL for VIDEO ACCESS at: <https://us02web.zoom.us/j/81934947772>
Meeting ID: 819 3494 7772
Dial In Phone Number: 1 929 436 2866

Participants are strongly encouraged to submit questions and comments to the District Manager's Office at gperez@sdsinc.org or by calling 786-347-2711 by July 28, 2020, at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified

on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (786) 347-2711 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

District Manager

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT

www.islandsdoralnecdd.org
7/21-28 20-12/0000478718M

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
TO JOIN BY URL FOR VIDEO ACCESS AT:
<https://us02web.zoom.us/j/86412919478>
MEETING ID: 864 1291 9478
OR TO JOIN BY PHONE FOR TELEPHONIC ACCESS AT:
DIAL: 1-929-436-2866
JUNE 3, 2020**

A. CALL TO ORDER

The June 3, 2020, Regular Board Meeting of the Islands at Doral (NE) Community Development District was called to order at 7:09 p.m. via Zoom.

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 May 27, 2020, as legally required.

Pursuant to and as reported by the Centers for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. It is thereby recommended that we, as a community, practice social distancing.

In consideration of the safety of all and under the Governor's Executive Order 20-69, and as extended by Executive Order 20-112, there is a temporary suspension of the statutory requirement that a quorum be present in person at a specific public place, and authorizing the use of media technology, such as telephonic and video conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes. The Executive Order does not waive any other requirement of Florida's Constitution or Florida's Government-in-the-Sunshine Laws.

As such to join said meeting the following information was advertised and posted on the District's website:

Due to the COVID-19 public health emergency, the June 3, 2020, meeting is being held utilizing communications media technology:

Join Zoom Meeting: <https://us02web.zoom.us/j/86412919478>

Meeting ID: 864 1291 9478

Dial In at: 1 929 436 2866

C. ESTABLISH A QUORUM

It was determined that the virtual 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 virtual attendance included: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to that agenda.

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

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

F. APPROVAL OF MINUTES

1. October 2, 2019, Regular Board Meeting

The October 2, 2019, Regular Board Meeting minutes were presented for approval.

A **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Garcia and unanimously passed approving the minutes of the October 2, 2019, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget

Mrs. Perez presented Resolution No. 2020-01, entitled:

RESOLUTION NO. 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021; AND PROVIDING AN EFFECTIVE DATE.

The Debt Service Assessment is the same as last year. The way the refunding was set-up was with a large (\$2,225,000) principal payment due at maturity in 2029. A new loan will be required at that time. By collecting the pre-refunding rates, the bond prepayments can be made thereby greatly reducing the loan that will be needed in 2029. A prepayment of \$110,000 was made in November 2019. As a result of that payment, the 2029 payment that is due is currently \$1,695,000. The proposed Administrative Budget is slightly lower than last year. Maintenance items remain unchanged. Available funds for 9-30-20 are estimated to be approximately \$70,000 (maybe higher), should no unforeseen expenses occur. A carryover balance of \$21,535 has been set-up/applied to the proposed budget (\$21,725 was set-up last year). It is anticipated, at this rate, assessments may have to be increased in a few years (maybe in 2 years). Because the overall assessment for 2020/2021 is currently lower than the 2019/2020 assessment, letters to residents are not needed.

A **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Garcia and unanimously passed to adopt Resolution No. 2020-01, as presented, approving a Proposed Budget for FY 2020-2021 and setting the Public Hearing for finalization for August 5, 2020, at 7:00 p.m. at the meeting location of Doral Legacy Park, 2nd Floor Conference Room, 11400 NW 82nd Street, Doral, Florida 33178 and/or via telephonic and/or video conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes, whichever is applicable; and further authorizing advertisement, as required.

2. Discussion Regarding District Counsel Fee Structure

Ms. Wald requested tabling this item until further notice.

3. Consider Agreement for Access to Certain Exempt Information Maintained by Miami-Dade County Property Appraiser

Upon recommendation of District Counsel and pursuant to the Florida public record laws (Chapter 119, Florida Statutes) recently being amended to clarify certain information pertaining to an exempt individual's home address is exempt from public records. Home addresses are now defined as "the dwelling location at which an individual resides and includes the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the home address" (s.119.071(4), Florida Statutes). Because the statute exempts parcel identification numbers for certain individuals, the Miami-Dade County Property Appraiser will begin requiring that all governmental entities, including special districts, who receive this exempt information from the property appraiser must enter into an agreement with the property appraiser before receiving the exempt information.

The District is seeking Board approval of the provided Agreement for Access to Certain Exempt Information Maintained by the Miami-Dade County Property Appraiser, which has been reviewed and approved by District Counsel, pursuant to various communications with Miami-Dade County Property Appraisers, whom provided said agreement.

A **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Garcia and unanimously passed approving the Agreement between the District and the Miami-Dade County Property Appraiser for Access to Certain Exempt Information Maintained by the Miami-Dade County Property Appraiser, as presented.

I. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly reviewed them. She pointed out that the available fund as of April 30, 2020, were \$110,517.22.

2. General Election and Candidate Qualifying Period

Mrs. Perez advised that the official qualifying period for the office of Supervisor runs from noon, Monday, June 8, 2020 through noon, Friday, June 12, 2020. In line with F.S. 99.061(8), the pre-qualifying period started on May 25, 2020, which means that candidates can start turning in their qualifying documents pursuant to a notification from the Supervisor of Elections' office.

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT

GENERAL ELECTION

Ordinance No. 04-17; Adopted 1/30/2004

AS Seat 3 **VACANT**

Expires **2020**

V-CHR Seat 4 Nestor Garcia

Expires **2020 *appointed on 04/05/2017***

3. Reminder – 2019 Form 1 – Statement of Financial Interests

Mrs. Perez reminded the Board that they should be receiving in the mail their 2019 Form 1 – Statement of Financial Interests and to complete and submit them prior to the July 1st deadline.

J. BOARD MEMBER/STAFF COMMENTS

There were no Board Member/Staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Arias, seconded by Supervisor Garcia and passed unanimously to adjourn the Regular Board Meeting at 7:25 p.m.

ATTEST:

Secretary/Assistant Secretary

Chairman/Vice-Chair

Miami Daily Business Review

July 21, 2020

Miscellaneous Notices

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District Manager

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT

www.islandsdoralnecdd.org
7/21-28 20-12/0000478718M

RESOLUTION NO. 2020-02

A RESOLUTION OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2020/2021 BUDGET.

WHEREAS, the Islands at Doral (NE) Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2020/2021 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 2020/2021 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 August, 2020.

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 2020/2021
October 1, 2020 - September 30, 2021**

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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 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET
REVENUES	
Administrative Assessments	57,138
Maintenance Assessments	7,447
Debt Assessments	554,723
Interest Income	300
TOTAL REVENUES	\$ 619,608
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	30,120
Secretarial	4,200
Legal	9,000
Assessment Roll	7,500
Audit Fees	3,500
Arbitrage Rebate Fee	650
Insurance	6,200
Legal Advertisements	600
Miscellaneous	1,000
Postage	250
Office Supplies	500
Dues & Subscriptions	175
Trustee Fees	4,100
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,545
TOTAL EXPENDITURES	\$ 82,545
REVENUES LESS EXPENDITURES	\$ 537,063
Bond Payments	(524,213)
BALANCE	\$ 12,850
County Appraiser & Tax Collector Fee	(11,462)
Discounts For Early Payments	(22,923)
EXCESS/ (SHORTFALL)	\$ (21,535)
Carryover From Prior Year	21,535
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	58,161	57,152	57,138	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	8,511	7,447	7,447	Expenditures /.94
Debt Assessments	554,723	554,723	554,723	Bond Payments/.94
Interest Income	343	300	300	Interest Projected At \$25 Per Month
TOTAL REVENUES	\$ 621,738	\$ 619,622	\$ 619,608	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Maintenance Contingency	0	5,700	5,700	Maintenance Of District Owned Property
Engineering/Inspections	1,050	1,300	1,300	No Change From 2019/2020 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 1,050	\$ 7,000	\$ 7,000	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	1,800	5,000	5,000	No Change From 2019/2020 Budget
Payroll Taxes (Employer)	138	400	400	Projected At 8% Of Supervisor Fees
Management	28,908	29,448	30,120	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2019/2020 Budget
Legal	6,000	9,000	9,000	No Change From 2019/2020 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,900	4,000	3,500	Accepted Amount For 2019/2020 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2019/2020 Budget
Insurance	5,000	6,500	6,200	Insurance Estimate
Legal Advertisements	357	600	600	As Per Contract
Miscellaneous	572	1,050	1,000	\$100 Decrease From 2019/2020 Budget
Postage	158	250	250	No Change From 2019/2020 Budget
Office Supplies	280	525	500	\$25 Decrease From 2019/2020 Budget
Dues & Subscriptions	175	175	175	No Change From 2019/2020 Budget
Trustee Fees	4,080	4,100	4,100	No Change From 2019/2020 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2019/2020 Budget
Website Management	1,500	2,000	2,000	No Change From 2019/2020 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 65,568	\$ 75,748	\$ 75,545	
TOTAL EXPENDITURES	\$ 66,618	\$ 82,748	\$ 82,545	
REVENUES LESS EXPENDITURES	\$ 555,120	\$ 536,874	\$ 537,063	
Bond Payments	(530,979)	(524,213)	(524,213)	2021 P & I Payments Less Earned Interest
BALANCE	\$ 24,141	\$ 12,661	\$ 12,850	
County Appraiser & Tax Collector Fee	(6,004)	(11,462)	(11,462)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(20,524)	(22,924)	(22,923)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (2,387)	\$ (21,725)	\$ (21,535)	
Carryover From Prior Year	0	21,725	21,535	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (2,387)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
Interest Income	1,320	100	100	Projected Interest For 2020/2021
NAV Tax Collection	530,979	524,213	524,213	NAV Tax Collection
Total Revenues	\$ 532,299	\$ 524,313	\$ 524,313	
EXPENDITURES				
Principal Payments	235,000	245,000	255,000	Principal Payment Due In 2021
Interest Payments	181,143	165,261	151,401	Interest Payments Due In 2021
Additional Principal Payments	110,000	114,052	117,912	Additional Principal Payments
Total Expenditures	\$ 526,143	\$ 524,313	\$ 524,313	
Excess/ (Shortfall)	\$ 6,156	\$ -	\$ -	

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 1/1/2020 = \$4,305,000

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

Current Principal Amount Due In May 2029: \$1,695,000

Islands At Doral (NE) Community Development District Assessment Comparison

	Original Projected Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Projected Assessment Before Discount*
Administrative For Single Family Homes	\$ 114.75	\$ 104.72	\$ 105.69	\$ 107.64	\$ 107.61
Maintenance For Single Family Homes	\$ -	\$ 17.03	\$ 16.03	\$ 14.03	\$ 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	\$ 1,709.43	\$ 1,709.40	\$ 1,709.35	\$ 1,709.32
Administrative For Townhomes	\$ 114.75	\$ 104.72	\$ 105.69	\$ 107.64	\$ 107.61
Maintenance For Townhomes	\$ -	\$ 17.03	\$ 16.03	\$ 14.03	\$ 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	\$ 1,255.36	\$ 1,255.33	\$ 1,255.28	\$ 1,255.25
Administrative For Condominiums	\$ 114.75	\$ 104.72	\$ 105.69	\$ 107.64	\$ 107.61
Maintenance For Condominiums	\$ -	\$ 17.03	\$ 16.03	\$ 14.03	\$ 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	\$ 1,028.32	\$ 1,028.29	\$ 1,028.24	\$ 1,028.21

* 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. 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2020/2021 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 2020/2021; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2020/2021 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 2020/2021 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 5th day of August, 2020.

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 2020/2021 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 7, 2020
February 3, 2021
April 7, 2021
June 2, 2021
August 4, 2021**

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 00/00/2020

Islands At Doral (NE)
Community Development District

**Financial Report For
June 2020**

Islands at Doral (NE) Community Development District
Budget vs. Actual
October 2019 through June 2020

	Oct '19 - June 20	19/20 Budget	\$ Over Budget	% of Budget
Income				
363.100 · Admin Assessment Income	55,204.07	57,152.00	-1,947.93	96.59%
363.101 · Maint Assessment Income	7,103.05	7,447.00	-343.95	95.38%
363.810 · Debt Assessment	530,176.00	554,723.00	-24,547.00	95.58%
363.820 · Debt Assessment-Paid To Trustee	-506,460.30	-524,213.00	17,752.70	96.61%
363.830 · Assessment Fees	-5,713.60	-11,462.00	5,748.40	49.85%
363.831 · Discounts For Early Payments	-20,766.28	-22,924.00	2,157.72	90.59%
369.401 · Interest Income	140.91	300.00	-159.09	46.97%
369.402 · Carryover From Prior Year	0.00	21,725.00	-21,725.00	0.0%
Total Income	59,683.85	82,748.00	-23,064.15	72.13%
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	5,700.00	-5,700.00	0.0%
511.310 · Engineering	0.00	1,300.00	-1,300.00	0.0%
511.311 · Management Fees	22,086.00	29,448.00	-7,362.00	75.0%
511.312 · Secretarial Fees	3,150.00	4,200.00	-1,050.00	75.0%
511.315 · Legal Fees	0.00	9,000.00	-9,000.00	0.0%
511.318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
511.320 · Audit Fees	3,400.00	4,000.00	-600.00	85.0%
511.330 · Arbitrage Rebate Fee	0.00	650.00	-650.00	0.0%
511.450 · Insurance	5,251.00	6,500.00	-1,249.00	80.79%
511.480 · Legal Advertisements	221.88	600.00	-378.12	36.98%
511.512 · Miscellaneous	369.37	1,050.00	-680.63	35.18%
511.513 · Postage and Delivery	37.65	250.00	-212.35	15.06%
511.514 · Office Supplies	106.90	525.00	-418.10	20.36%
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	1,499.94	2,000.00	-500.06	75.0%
Total Expense	41,669.17	82,748.00	-41,078.83	50.36%
Net Income	18,014.68	0.00	18,014.68	100.0%

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JUNE 2020

	Annual Budget 10/1/19 - 9/30/20	Actual Jun-20	Year To Date Actual 10/1/19 - 6/30/20
REVENUES			
Administrative Assessments	57,152	437	55,204
Maintenance Assessments	7,447	43	7,103
Debt Assessments	554,723	3,204	530,176
Interest Income	300	0	141
Total Revenues	\$ 619,622	\$ 3,684	\$ 592,624
MAINTENANCE EXPENDITURES			
Maintenance Contingency	5,700	0	0
Engineering/Inspections	1,300	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 7,000	\$ -	\$ -
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	600	1,200
Payroll Taxes (Employer)	400	46	92
Management	29,448	2,454	22,086
Secretarial	4,200	350	3,150
Legal	9,000	0	0
Assessment Roll	7,500	0	0
Audit Fees	4,000	0	3,400
Arbitrage Rebate Fee	650	0	0
Insurance	6,500	0	5,251
Legal Advertisements	600	0	222
Miscellaneous	1,050	52	369
Postage	250	0	38
Office Supplies	525	5	107
Dues & Subscriptions	175	0	175
Trustee Fees	4,100	0	4,080
Continuing Disclosure Fee	350	0	0
Website Management	2,000	166	1,499
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,748	\$ 3,673	\$ 41,669
TOTAL EXPENDITURES	\$ 82,748	\$ 3,673	\$ 41,669
Revenues Less Expenditures	\$ 536,874	\$ 11	\$ 550,955
Bond Payments	(524,213)	(3,172)	(506,460)
Balance	\$ 12,661	\$ (3,161)	\$ 44,495
County Appraiser & Tax Collector Fee	(11,462)	(37)	(5,714)
Discounts For Early Payments	(22,924)	0	(20,766)
Excess/ (Shortfall)	\$ (21,725)	\$ (3,198)	\$ 18,015
Carryover from Prior Year	21,725	0	0
Net Excess/ (Shortfall)	\$ -	\$ (3,198)	\$ 18,015

Bank Balance As Of 5/31/20	\$ 126,240.79
Funds Received: 6/1/20 - 6/30/20	\$ 3,646.98
Disbursements: 6/1/20 - 6/30/20	\$ 18,078.59
Bank Balance As Of 6/30/20	\$ 111,809.18
Accounts Payable As Of 6/30/20	\$ 6,368.99
Accounts Receivable As Of 6/30/20	\$ -
Available Funds As Of 6/30/20	\$ 105,440.19

**ISLANDS AT DORAL (NE) CDD
TAX COLLECTIONS
2019-2020**

#	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
									\$619,322.00	\$57,152.00	\$7,447.00	\$554,723.00	\$57,152.00	\$7,447.00	\$554,723.00	
									\$584,936.00	\$53,723.00	\$7,000.00	\$524,213.00	\$53,723.00	\$7,000.00	\$524,213.00	\$524,213.00
1	438	Miami-Dade Tax Collector	11/22/19	NAV Taxes	\$ 32,016.60		\$ (307.29)	\$ (1,287.79)	\$ 30,421.52	\$ 2,955.10	\$ 384.20	\$ 28,677.30	\$ 2,807.82	\$ 365.05	\$ 27,248.65	\$ 27,248.65
2	245	Miami-Dade Tax Collector	12/03/19	NAV Taxes	\$ 29,912.76		\$ (287.16)	\$ (1,196.51)	\$ 28,429.09	\$ 2,760.91	\$ 358.95	\$ 26,792.90	\$ 2,623.99	\$ 341.10	\$ 25,464.00	\$ 25,464.00
3	919	Miami-Dade Tax Collector	12/10/19	NAV Taxes	\$ 367,353.70		\$ (3,526.60)	\$ (14,694.02)	\$ 349,133.08	\$ 33,906.70	\$ 4,408.25	\$ 329,038.75	\$ 32,224.93	\$ 4,189.55	\$ 312,718.60	\$ 312,718.60
4	223	Miami-Dade Tax Collector	12/23/19	NAV Taxes	\$ 55,605.62		\$ (534.81)	\$ (2,124.87)	\$ 52,945.94	\$ 5,132.37	\$ 667.30	\$ 49,805.95	\$ 4,886.89	\$ 635.35	\$ 47,423.70	\$ 47,423.70
5	912	Miami-Dade Tax Collector	01/10/20	NAV Taxes	\$ 26,657.89		\$ (258.57)	\$ (799.77)	\$ 25,599.55	\$ 2,460.49	\$ 319.90	\$ 23,877.50	\$ 2,362.80	\$ 307.20	\$ 22,929.55	\$ 22,929.55
6	761	Miami-Dade Tax Collector	01/30/20	Interest		\$ 288.48			\$ 288.48	\$ 288.48			\$ 288.48			\$ -
7	710	Miami-Dade Tax Collector	02/10/20	NAV Taxes	\$ 23,863.41		\$ (233.70)	\$ (494.29)	\$ 23,135.42	\$ 2,202.56	\$ 286.35	\$ 21,374.50	\$ 2,135.32	\$ 277.60	\$ 20,722.50	\$ 20,722.50
8	397	Miami-Dade Tax Collector	03/09/20	NAV Taxes	\$ 15,877.68		\$ (157.19)	\$ (158.75)	\$ 15,561.74	\$ 1,465.48	\$ 190.55	\$ 14,221.65	\$ 1,436.29	\$ 186.70	\$ 13,938.75	\$ 13,938.75
9	555	Miami-Dade Tax Collector	04/10/20	NAV Taxes	\$ 25,403.39		\$ (253.94)	\$ (10.28)	\$ 25,139.17	\$ 2,344.69	\$ 304.85	\$ 22,753.85	\$ 2,320.27	\$ 301.65	\$ 22,517.25	\$ 22,517.25
10	698	Miami-Dade Tax Collector	04/24/20	Interest		\$ 68.97			\$ 68.97	\$ 68.97			\$ 68.97			\$ -
11	802	Miami-Dade Tax Collector	05/11/20	NAV Taxes/Interest	\$ 11,644.63	\$ 106.17	\$ (117.50)		\$ 11,633.30	\$ 1,180.95	\$ 139.75	\$ 10,430.10	\$ 1,169.15	\$ 138.35	\$ 10,325.80	\$ 10,325.80
12	912	Miami-Dade Tax Collector	06/09/20	NAV Taxes/Interest	\$ 3,576.53	\$ 107.29	\$ (36.84)		\$ 3,646.98	\$ 437.37	\$ 42.95	\$ 3,203.50	\$ 432.98	\$ 42.50	\$ 3,171.50	\$ 3,171.50
13	783	Miami-Dade Tax Collector	07/06/20	NAV Taxes/Interest (TC)	\$ 20,111.86	\$ 905.03	\$ (210.18)		\$ 20,806.71	\$ 2,761.34	\$ 241.35	\$ 18,014.20	\$ 2,733.71	\$ 238.90	\$ 17,834.10	\$ 17,834.10
14	178	Miami-Dade Tax Collector	07/10/20	NAV Taxes/Interest	\$ 7,304.63	\$ 297.86	\$ (76.01)		\$ 7,526.48	\$ 966.69	\$ 102.70	\$ 6,533.10	\$ 957.03	\$ 101.65	\$ 6,467.80	\$ 6,467.80
15	298	Miami-Dade Tax Collector	07/24/20	Interest		\$ 40.72			\$ 40.72	\$ 40.72			\$ 40.72			\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
					\$ 619,328.70	\$ 1,814.52	\$ (5,999.79)	\$ (20,766.28)	\$ 594,377.15	\$ 58,972.82	\$ 7,447.10	\$ 554,723.30	\$ 56,489.35	\$ 7,125.60	\$ 530,762.20	\$ 530,762.20

Total IAD-NE Roll = 619,328.70

Note: \$619,322, \$57,152, \$7,447 and \$554,723 are 2019/2020 Budgeted assessments before discounts and fees.
\$584,936, \$53,723, \$7,000 and \$524,213 are 2019/2020 Budgeted assessments after discounts and fees.

\$	619,328.70	
\$	1,814.52	\$ 594,377.15
\$	(58,972.82)	\$ (56,489.35)
\$	(7,447.10)	\$ (7,125.60)
\$	(554,723.30)	\$ (530,762.20)
\$	-	\$ -

June 11, 2020

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 2020 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

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, were dedicated to the City of Doral for ownership, maintenance, and for the perpetual use of the public. This was accomplished by the recording of the following plat:

"Islands at Doral" Recorded on April 6, 2005 at ORB 163, PG 18.

b. Other Roads

- i. The roads within the townhomes area were 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 at ORB 24679, PG 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 at ORG 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 at ORB 26696, PG 4448.

c. Stormwater Management System

- i. The road drainage system within City right of ways was completed and dedicated to the City of Doral for ownership, maintenance and 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 at ORB 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 at ORB 26696, PG 4448.
- iv. The District owns the water portion of the three lakes within the District boundaries and the HOAs 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 at ORB 26294, PG 4605.

d. Water and Sewer Systems

The water and sewer systems were completed and conveyed to Miami-Dade County for ownership and maintenance under Miami-Dade County Water and Sewer Department (WASD) Agreement No. 18202.

2. State, Working Order and Condition of the Infrastructure Owned by the District.

Alvarez Engineers, Inc. conducted a field inspection to determine the current state, working order and condition of the infrastructure owned by the District and reports the following regarding the CDD Roads and drainage system:

a. Roads

- i. All the roads within the Townhomes and Condominium areas are in good working order and condition, except for the pavement markings. It is recommended that all the pavement markings be renovated with thermoplastic and new reflective pavement markers be installed.
- ii. All the roads within the City right of ways are in good working order and condition.

b. Stormwater Management System

The stormwater management and drainage system are in good working order and condition. Alvarez Engineers is not aware of drainage complaints.

c. Water and Sewer Systems

The water and sewer systems were 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**

a. General

- i. The CDD and the Islands at Doral Master Association, Inc. (the "Association") entered into a Maintenance Agreement on November 11, 2015 under which the Association will provide maintenance services to the CDD-owned infrastructure and be solely responsible for all costs and liabilities that are associated with those services.
- ii. The CDD proposed 2020-2021 Fiscal Year budget has the following amounts for maintenance expenditures beyond those included in the Maintenance Agreement between the CDD and the Association:

2020-2021 Budget for Maintenance	
Maintenance Contingency	\$5,700
Engineering/Inspections	\$1,300
Total	\$ 7,000

For more detailed information on the proposed 2020-2021 Fiscal Year Budget please visit the District's website at the following link:

<http://islandsdoralnecdd.org/financials/>

Alvarez Engineers finds the District's proposed maintenance budget for Fiscal Year 2020/2021 adequate, and recommends considering the following suggestions for future budgets:

b. District Roads (Townhomes and Condominium Areas)

Funds will be needed to replace the wearing roadway asphalt layer in about 14 years, when the asphalt has reached its estimated 30-year service life. The District Board of Supervisors may decide whether to create a sinking fund to finance the future capital expense over the next 14 years or to pay a lump sum amount at the end of the asphalt service life. The table below provides the estimated future replacement cost and the estimated annual contributions over the remaining service life to fund the expense. The calculations below assume an annual interest rate of 0.25%.

Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2004	2034	2020	14	30,500	\$5.75	\$175,375	\$263,939	0.25%	\$18,548
* Using Florida Department of Transportation Inflation Factors									

Alvarez Engineers, Inc.

FL Certificate of Authorization No. 7538

8935 NW 35 Lane, Suite 101, Doral, FL 33172

Telephone (305) 640-1345 Fax (305) 640-1346 E-Mail: Juan.Alvarez@AlvarezEng.com

c. Stormwater Management System (Townhomes and Condominium Areas)

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 132 drainage structures and 13,750 Linear Feet of pipes in the District. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Cost/EA Structure	Cost/LF Pipe	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
132	13750	27					\$150.00	\$5.00	\$17,800
			27				\$150.00	\$5.00	\$17,800
				27			\$150.00	\$5.00	\$17,800
					27		\$150.00	\$5.00	\$17,800
						27	\$150.00	\$5.00	\$17,800

Maintenance of the grassed swales and the treatment of the lake water bodies are handled by the HOA through an agreement with the CDD.

d. Water and Sewer Systems

The water and sewer systems are maintained, operated and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

4. Insurance

Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100119038 for the period between October 1, 2019 and October 1, 2020. The District has budgeted enough funds to cover the \$5,251 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, public documents available and communications with the District's field staff.

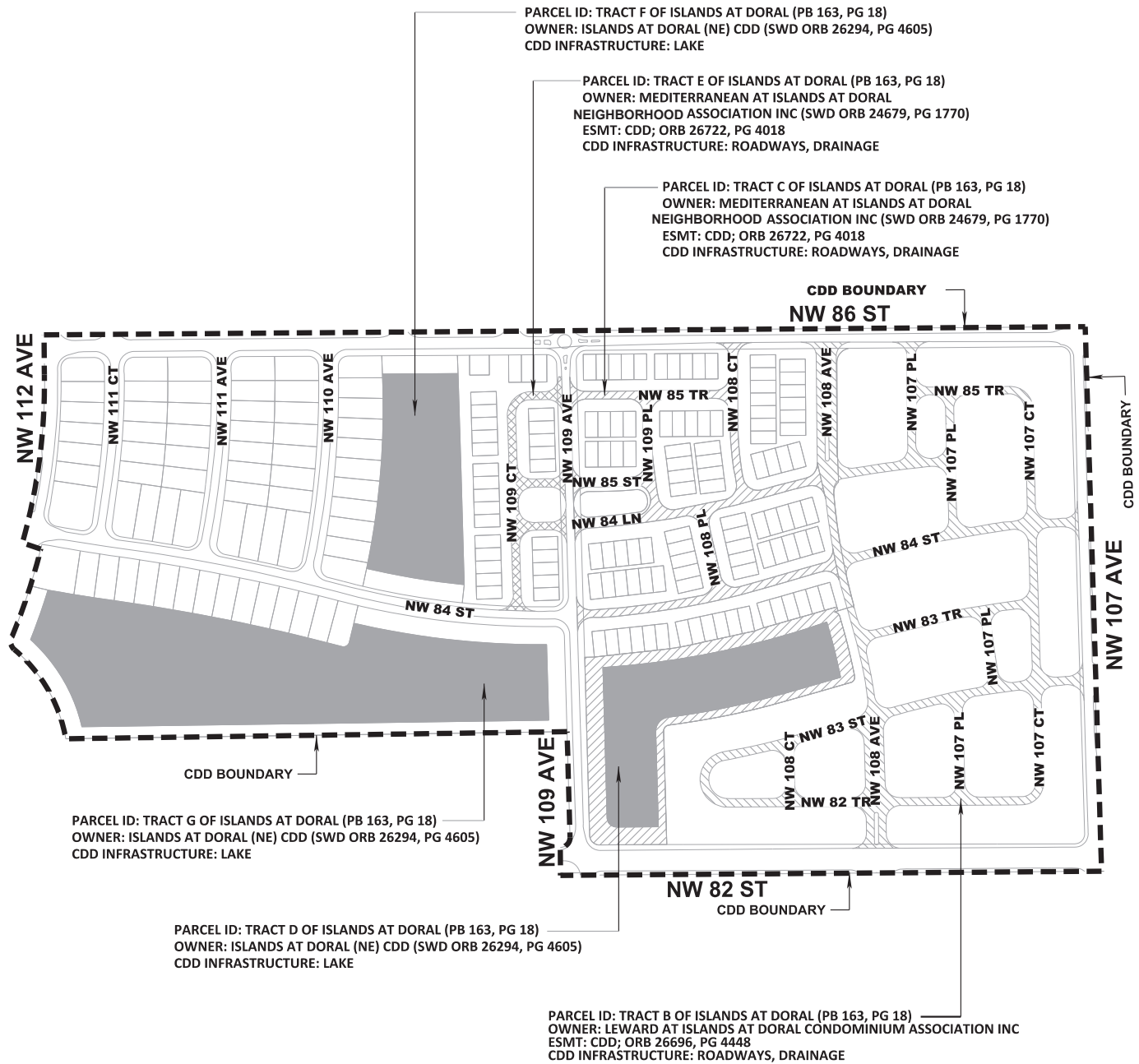
If you have any questions please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.



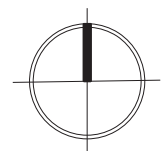
Sincerely,
Alvarez Engineers, Inc.

Juan R. Alvarez

Juan R. Alvarez, PE
District Engineer
Florida Engineer License No. 38522
Digitally Signed
Date: June 11, 2020



LEGEND:
ESMT: EASEMENT
ORB: OFFICIAL RECORD BOOK
PB: PLAT BOOK
PG: PAGE
SWD: SPECIAL WARRANTY DEED



0 50' 200' 400'

ALVAREZ ENGINEERS, INC.

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

DISTRICT : ROADWAYS AND STORMWATER OWNERSHIP

EXHIBIT 1

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